MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 504

June 4, 2026

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 504 (the "District") met in regular session, open to the public, on the 4th day of June, 2026, at The Groves Lifestyle Center, 17317 Cathedral Pines Drive, Atascocita, Texas, inside the boundaries of the District, and the roll was called of the members of the Board present in person:

John Hernandez	President
Ebony McGowen	Vice President
Kedrin Bell	Secretary
Anthony Turner	Assistant Secretary
Kimberly Badu	Assistant Vice President

and all of the above were present except Director Hernandez, thus constituting a quorum.

Also present at the meeting were Dave and Liz Lewis, residents of the District; Josh LaMartina of TBG Partners ("TBG"); Jenna Craig of Touchstone District Services ("Touchstone"); Chip Patronella of Ethoscapes, LLC; Captain Buddy Gheen, Lieutenant Steven Romero, Corporal Oswaldo Alvarez, and Sergeant Jordan Boepple of Harris County Constable's Office ("HCCO"); Rachel Sternberg and Kevin Gilligan of BGE, Inc. ("BGE"); Monica Garcia of Assessments of the Southwest, Inc.; Trina Kilgore of Inframark Water & Infrastructure Services ("Inframark"); and Elizabeth Cone and Jennifer Ramirez of Allen Boone Humphries Robinson LLP.

PUBLIC COMMENTS

There were no comments from the public.

APPROVE MINUTES

The Board reviewed the minutes of the May 1, 2026, regular meeting and the May 14, 2026, special meeting. After review and discussion, Director Bell moved to approve the minutes of the May 1, 2026, regular meeting and the May 14, 2026, special meeting, as presented. Director Turner seconded the motion, which passed unanimously.

UPDATE FROM HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 412 ("HC 412"), INCLUDING REPORT FROM JOINT FACILITIES COMMITTEE

Mr. Gilligan updated the Board on the status of the joint facilities, including the electrical repairs to the water plant.

REPORT FROM COMMUNICATIONS COMMITTEE, INCLUDING DISTRICT WEBSITE MATTERS

The Board reviewed the monthly communications report prepared by Touchstone, a copy of which is attached.

REPORT FROM BEST TRASH

The Board reviewed a report on garbage collection and recycling services in the District from Best Trash, a copy of which is attached.

SECURITY MATTERS, INCLUDING CONSTABLE'S REPORT AND REPORT FROM THE SECURITY COMMITTEE

Corporal Alvarez reviewed the security reports for the months of April and May from the HCCO, copies of which are attached.

ENGAGE AUDITOR TO PREPARE AUDIT FOR FISCAL YEAR ENDING JUNE 30, 2026

The Board reviewed an engagement letter with Forvis Mazars LLP ("Forvis"), reflecting an estimated cost of $25,300.00, plus expenses, to prepare the District's audit for the fiscal year ending June 30, 2026. After discussion, Director McGowen moved to engage Forvis to prepare the audit report for fiscal year ending June 30, 2026. Director Bell seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Garcia reviewed the tax assessor/collector's report, a copy of which is attached, and reviewed the District's delinquent tax roll. She reported that the District's 2025 taxes were 97.77% collected as of May 31, 2026. Ms. Garcia reported that the District's 2026 preliminary assessed value is approximately $1.006 billion.

Following review and discussion, Director McGowen moved to approve the tax assessor/collector's report and payment of the tax bills. Director Turner seconded the motion, which passed unanimously.

AUTHORIZE THE DELINQUENT TAX ATTORNEY TO PROCEED WITH COLLECTION OF DELINQUENT TAXES

The Board considered authorizing the District's delinquent tax attorney to proceed with the collection of 2025 delinquent taxes as of July 1, 2026. Following review and discussion, Director McGowen moved to authorize the delinquent tax attorney to proceed with the collection of delinquent 2025 taxes. Director Bell seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

The Board reviewed the bookkeeper's report prepared by Myrtle Cruz, Inc., a copy of which is attached, and reviewed the bills of the District submitted for payment.

After review and discussion, Director Turner moved to approve the bookkeeper's report and payment of the bills. Director McGowen seconded the motion, which passed unanimously.

ADOPT BUDGET FOR FISCAL YEAR END JUNE 30, 2027

The Board reviewed the proposed budget for the District for the fiscal year ending June 30, 2027, a copy of which is attached to the bookkeeper's report.

After review and discussion, Director Turner moved to adopt the budget for the District for the fiscal year ending June 30, 2027, as presented. Director McGowen seconded the motion, which passed unanimously.

REPORT ON DETENTION AND DRAINAGE FACILITIES

The Board reviewed the report on the maintenance of the District's storm water quality features prepared by Storm Water Solutions, LLC, a copy of which is attached.

Mr. Patronella reviewed the report on mowing and maintenance in the District, a copy of which is attached.

Mr. Patronella reviewed a proposal in the amount of $700.00 for mulch application in certain tree beds, a copy of which is attached.

After review and discussion, Director McGowen moved to approve the proposal for mulch application in certain tree beds in the amount of $700.00. Director Bell seconded the motion, which passed unanimously.

SECURITY MATTERS (CONT'D)

The Board discussed security matters in the District, including the upcoming renewal of the law enforcement contract. Captain Gheen addressed the Board regarding the coverage options. After review and discussion, the Board concurred to remain at four deputies for the upcoming contract renewal, but change the contract from 70% coverage to 65% coverage.

Director Badu entered the meeting.

CONSIDER PROPOSAL FOR PROPOSED CELLULAR TOWER

The Board discussed the request from TowerNorth Development for the installation of a cellular tower on District property and reviewed proposed lease terms, a copy of which is attached. After review and discussion, Director McGowen moved to authorize ABHR to negotiate with TowerNorth Development on the proposal lease terms. Director Badu seconded the motion, which passed unanimously.

OPERATION OF DISTRICT FACILITIES

Ms. Kilgore presented an operator's report, a copy of which is attached, and reviewed it with the Board.

Ms. Kilgore updated the Board on the request for a utility bill adjustment from a resident on Beechwood Forest Way. She stated that Inframark is continuing to review the resident's water usage with the new meter.

Ms. Kilgore stated that lift pump no. 2 at lift station no. 1 requires repair in the amount of $14,544.00 or replacement in the amount of $28,246.00. She stated that Inframark recommends repair. After review and discussion, Director Bell moved to approve the repair of lift pump no. 2 at lift station no. 1 in the amount of $14,544.00, as recommended. Director McGowen seconded the motion, which passed unanimously.

After review and discussion, Director McGowen moved to approve the operator's report. Director Turner seconded the motion, which passed unanimously.

HEARING ON TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT CUSTOMERS AND AUTHORIZE TERMINATION OF SERVICE

Ms. Kilgore presented a list of delinquent customers and reported the residents on the termination list were delinquent in payment of their water and sewer bills and were given written notification, in accordance with the District's Rate Order, prior to the meeting of the opportunity to appear before the Board to explain, contest, or correct their bills and to show why utility services should not be terminated for reason of non-payment. Following review and discussion, Director McGowen moved to authorize termination of delinquent accounts in accordance with the District's Rate Order and direct that the delinquent customer list be filed appropriately and retained in the District's official records. Director Turner seconded the motion, which passed unanimously.

ENGINEER'S REPORT

Ms. Sternberg reviewed the engineer's report, a copy of which is attached.

GROVES NORTH RETAIL PUBLIC INFRASTRUCTURE

Ms. Sternberg updated the Board on the status of construction of the Groves North retail public infrastructure project. She reviewed and recommended approval of Pay Estimate No. 6 in the amount of $88,418.70, submitted by C.E. Barker Ltd. ("C.E. Barker").

After review and discussion, and based on the engineer's recommendation, Director Bell moved to approve Pay Estimate No. 6 in the amount of $88,418.70 to C.E. Barker, as recommended. Director Turner seconded the motion, which passed unanimously.

LIFT STATION NO. 1 EXPANSION AND GENERATOR ADDITION

Ms. Sternberg updated the Board on the status of design and ultimate sizing of the proposed lift station no. 1 expansion and generator addition.

LIFT STATION NOS. 2 AND 3 GENERATOR ADDITIONS

Ms. Sternberg updated the Board on the status of construction of the lift station nos. 2 and 3 generator addition project. She reviewed and recommended approval of Pay Estimate No. 3 in the amount of $16,740.00, submitted by C.F. McDonald Electric, Inc. ("C.F. McDonald").

After review and discussion, and based on the engineer's recommendation, Director Bell moved to approve Pay Estimate No. 3 in the amount of $16,740.00 to C.F. McDonald, as recommended. Director Turner seconded the motion, which passed unanimously.

DISTRICT CAPITAL IMPROVEMENT PLAN ("CIP") AND JOINT CIP WITH HC 412

Ms. Sternberg stated that the wastewater treatment plant expansion study is ongoing.

COMMERCIAL DEVELOPMENT AND DISTRICT PLAN REVIEW

Ms. Sternberg updated the Board on the status of commercial development and plan reviews in the District, as reflected in her report.

UTILITY COMMITMENT LETTERS

There was no discussion on this agenda item.

OTHER ENGINEERING MATTERS

Ms. Sternberg reported that BGE has completed the updated Risk and Resilience Assessment and provided it to the Board and consultants for review. She stated that BGE will submit it to the Environmental Protection Agency, as previously authorized.

Ms. Sternberg reported that there was a downed tree on top of a power line in a District easement. She reported that the tree was removed by CustomScapes due to the immediate safety hazard, and the low power line has been reported to the appropriate company.

After review and discussion, Director Bell moved to approve the engineer's report. Director Turner seconded the motion, which passed unanimously.

UPDATE ON PREPARATION OF BOND APPLICATION NO. 10

Ms. Sternberg updated the Board on the status of preparation of bond application no. 10.

The Board then considered adopting a Resolution Authorizing Application to the Texas Commission on Environmental Quality for Approval of Projects and Bonds. After review and discussion, Director Turner moved to Resolution Authorizing Application to the Texas Commission on Environmental Quality for Approval of Projects and Bonds and direct that it be filed appropriately and filed in the District's official records. Director McGowen seconded the motion, which passed unanimously.

DEEDS AND EASEMENTS

There was no discussion on this agenda item.

LANDSCAPING REPORT

Mr. LaMartina reviewed the landscape architect's report, a copy of which is attached.

REPORT ON DEVELOPMENT

There was no discussion on this agenda item.

2026 DIRECTORS ELECTION

The Board considered approving a Certificate of Election, reflecting the election of Ebony McGowen and Anthony Turner to the Board of the District, each for a four-year term. After review and discussion, Director McGowen moved to approve the Certificate of Election and the distribution of same to Directors McGowen and Turner and direct that the Certificate of Election be filed appropriately and retained in the District's official records. Director Turner seconded the motion, which passed unanimously.

The Board reviewed the Sworn Statements and Oaths of Office for Directors McGowen and Turner. After review and discussion, Director McGowen moved to approve the Sworn Statements and Oaths of Office and direct that the documents be filed appropriately and retained in the District's official records, and that the Oaths of Office be filed with the Secretary of State, as required by law. Director Turner seconded the motion, which passed unanimously.

AUTHORIZE EXECUTION AND FILING DISTRICT REGISTRATION FORM

The Board then considered authorizing filing of an updated District Registration Form with the Texas Commission on Environmental Quality ("TCEQ"), reflecting the updated terms of office. Following review and discussion, Director McGowen moved to authorize filing of the updated District Registration Form with the TCEQ and direct that the District Registration Form be filed appropriately and retained in the District's official records. Director Turner seconded the motion, which passed unanimously.

DISTRICT ACTION ITEMS LIST

The Board reviewed the action list and noted items to be included and removed from the list.

The Board discussed the July meeting schedule. After discussion, the Board concurred to reschedule the July meeting to July 10, 2026, at noon at the offices of ABHR.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.

(SEAL)

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 304
TEXAS

Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES