

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 504

September 11, 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 11th day of September, 2026, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Houston, Texas, outside the boundaries of the District, and by videoconference, with access available to the public, pursuant to Chapter 551.127 of the Texas Government Code, 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 Directors McGowen and Badu, thus constituting a quorum.

Also present at the meeting either in person or via videoconference were Daniel Fein of Martin Fein Interests, Ltd.; Phil Halbert of Storm Water Solutions, LLC (“SWS”); Loren Morales of Rathmann & Associates, Inc.; Harry Rockwood and Paul Schneider, directors of Harris County Municipal Utility District No. 412 (“HC 412”); Simon VanDyk of Touchstone District Services (“Touchstone”); Chip Patronella of Ethoscapes, LLC (“Ethoscapes”); Christina Ferguson of Myrtle Cruz, Inc.; Corporal Oswaldo Alvarez of Harris County Constable’s Office (“HCCO”); Rachel Sternberg and Sam Gilligan of BGE, Inc. (“BGE”); Tyler Hallmark of Assessments of the Southwest, Inc.; Trina Kilgore of Inframark Water & Infrastructure Services (“Inframark”); and Christina Miller, Audrey Briscoe, and Jennifer Ramirez of Allen Boone Humphries Robinson LLP (“ABHR”).

PUBLIC COMMENTS

There were no comments from the public.

APPROVE MINUTES

The Board reviewed the minutes of the August 7, 2026, regular meeting. After review and discussion, Director Turner moved to approve the minutes of the August 7, 2026, regular meeting, as presented. Director Bell seconded the motion, which passed unanimously.

UPDATE FROM HC 412, INCLUDING REPORT FROM JOINT FACILITIES COMMITTEE

Mr. Schneider reviewed an update provided by HC 412 on the status of the joint facilities, including repairs and maintenance conducted during the previous month and water usage.

Mr. Schneider stated that there have been issues with the power supply to the water plant and HC 412 has requested that CenterPoint Energy conduct power monitoring to identify any potential issues.

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

There was no discussion on this agenda item.

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

Corporal Alvarez reviewed the security report from the HCCO, a copy of which is attached.

DISCUSS 2026 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING

Mr. Morales reviewed a tax rate analysis, a copy of which is attached. He recommended that the Board levy a tax rate of \$0.65 per \$100 of assessed valuation to provide for the District's debt service requirements, consisting of \$0.55 to pay for water, sewer, and drainage debt service and \$0.10 for road debt service. The Board then discussed the District's operation and maintenance tax rate. Ms. Miller discussed the two-step process for setting the District's tax rate.

Following review and discussion, Director Hernandez moved to (1) set the public hearing date for October 14, 2026 at 6:00 p.m.; and (2) authorize the tax assessor/collector to publish notice of the District's meeting on October 14, 2026 at 6:00 p.m., to set the proposed 2026 total tax rate of \$1.07 per \$100 of assessed valuation, with \$0.65 allocated for the District's total debt service and \$0.42 allocated for operations and maintenance. Director Bell seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Mr. Hallmark reviewed the tax assessor/collector's report, a copy of which is attached, and reviewed the District's delinquent tax roll. He reported that the District's 2025 taxes were 99.26% collected as of August 31, 2026.

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

RENEWAL OF DISTRICT'S INSURANCE POLICIES

The Board reviewed a proposal from McDonald & Wessendorff Insurance for renewal of the District's insurance policies. Following review and discussion, Director Turner moved to approve the proposal for renewal of the District's insurance policies. Director Hernandez seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Ferguson reviewed the bookkeeper's report, a copy of which is attached, and reviewed the bills of the District submitted for payment.

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

CONDUCT ANNUAL REVIEW OF INVESTMENT POLICY AND ADOPT RESOLUTION REGARDING ANNUAL REVIEW OF INVESTMENT POLICY

The Board reviewed the District's Investment Policy and concurred no changes were necessary at this time. After review and discussion, Director Turner moved to adopt the Resolution Regarding Annual Review of Investment Policy and direct that the Resolution be filed appropriately and retained in the District's official records. Director Bell seconded the motion, which passed unanimously.

REVIEW, REVISE AND ADOPT RESOLUTION ESTABLISHING THE AUTHORIZED DEPOSITORY INSTITUTIONS AND ADOPTING LIST OF QUALIFIED BROKER/DEALERS WITH WHOM THE DISTRICT MAY ENGAGE IN INVESTMENT TRANSACTIONS

The Board considered adopting a resolution that approves a list of authorized depository institutions and a list of qualified broker/dealers with whom the District may engage in investment transactions. After review and discussion, Director Bell moved to adopt the Resolution Adopting a List of Authorized Depository Institutions and a List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions and direct that the Resolution be filed appropriately and

retained in the District's official records. Director Turner seconded the motion, which passed unanimously.

REPORT ON DETENTION AND DRAINAGE FACILITIES

Mr. Halbert reviewed the report on the maintenance of the District's storm water quality features, a copy of which is attached.

Mr. Halbert stated that Harris County has changed the requirements for renewal of storm water quality feature permits and SWS will now have to conduct additional inspections of the entire channel. He reviewed a proposed amended annual maintenance schedule in the amount of \$21,300.00, a copy of which is attached, which incorporates the additional scope of work. After review and discussion, Director Hernandez moved to approve the amended annual maintenance schedule in the amount of \$21,300.00. Director Bell seconded the motion, which passed unanimously.

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

Mr. Patronella discussed the trees in a District reserve along Woodbourne Forest Drive. He reviewed a revised proposal in the amount of \$8,672.00 for the maintenance of the trees and tree roots in the reserve, a copy of which is attached, based on a site visit conducted with Ethoscapes' arborist and Director Hernandez. After review and discussion, Director Turner moved to approve the proposal in the amount of \$8,672.00. Director Hernandez seconded the motion, which passed unanimously.

CONSIDER PROPOSAL FOR PROPOSED CELLULAR TOWER

Ms. Briscoe updated the Board on the status of discussions with TowerNorth Development ("TowerNorth") regarding proposed terms for a possible cellular tower. The Board reviewed the options for an easement purchase agreement or lease agreement. After discussion, the Board concurred to authorize ABHR, BGE, and Director Hernandez to negotiate terms for an easement purchase agreement with TowerNorth.

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 reviewed ten abandoned accounts with an outstanding balance in excess of \$25.00 and requested authorization to turn over the accounts to a collection agency to pursue collection.

Ms. Kilgore reported that the utility bill adjustment for the resident on

Beechwood Forest Way was calculated at \$473.50, based on the Board's leak adjustment policy, and the credit has been applied to the resident's account. She noted that since the resident's irrigation leak was repaired, the resident's water usage has returned to normal.

After review and discussion, Director Bell moved to (1) approve the operator's report; and (2) authorize Inframark to turn over the recommended accounts with an outstanding balance in excess of \$25.00 to a collection agency. 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 Bell 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.

AMEND RATE ORDER

The Board considered amending the District's Rate Order to adjust the District's water and sewer rates based on recommendations made by Inframark. Ms. Miller reviewed a draft Amended Rate Order with the proposed adjusted water and sewer rates.

After review and discussion, Director Turner moved to adopt the Amended Rate Order, to be effective as of November 1, 2026, and direct that it be filed appropriately and retained in the District's official records. Director Hernandez 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. 9 in the amount of \$121,194.05,

submitted by C.E. Barker Ltd. ("C.E. Barker").

After review and discussion, Director Turner moved to approve Pay Estimate No. 9 in the amount of \$121,194.05 to C.E. Barker, as recommended. Director Hernandez 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 stated that she had no pay estimates from C.F. McDonald Electric, Inc. for the Board's approval.

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 Harris County Precinct 3 repaired the damage to the curb at the intersection of Woodland Hills and Madera Run Parkway.

Ms. Sternberg reported that Harris County Precinct 3 completed a traffic signal study at the intersection of Radura Road and Madera Run Parkway and determined that a traffic signal is not warranted at this time.

Ms. Sternberg reviewed a proposal in the amount of \$3,120.00, submitted by Custom Scapes, to replace the Douglas Fir posts on the Madera Run Parkway bridge due to termite damage, a copy of which is attached.

After review and discussion, Director Turner moved to (1) approve the engineer's report; and (2) approve the proposal in the amount of \$3,120.00 replace the Douglas Fir posts on the Madera Run Parkway bridge. Director Hernandez seconded the motion, which passed unanimously.

UPDATE ON BOND APPLICATION NO. 10

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

DEEDS AND EASEMENTS

There was no discussion on this agenda item.

LANDSCAPING REPORT

There was no discussion on this agenda item.

REPORT ON DEVELOPMENT

There was no discussion on this agenda item.

CONVENE IN EXECUTIVE SESSION TO CONSULT WITH ATTORNEY, PURSUANT TO SECTION 551.071, TEXAS GOVERNMENT CODE

The Board did not convene in Executive Session.

DISTRICT ACTION ITEMS LIST

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

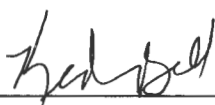
ENGINEER'S REPORT (CONT'D)

The Board discussed the proposed joint permanent wastewater treatment plant project with HC 412 and reviewed a proposed term sheet related to the administration of the project.

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

(SEAL)





Secretary, Board of Directors

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