

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 419
Minutes of Meeting of Board of Directors

September 14, 2026

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 419 (the "District") met in regular session, open to the public, on September 14, 2026, at 1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas 77056, in accordance with the duly posted notice of meeting, and the roll was called of the duly constituted members of said Board, as follows:

Doug Woodall, President
Dennis Vallianos, Vice President
Samuel Goodspeed, Secretary
Robert G. Thomas, Assistant Secretary
Carissa Fabian, Assistant Secretary

and all of said persons were present, with the exception of Directors Woodall and Fabian, thus constituting a quorum. Director Fabian would later enter the meeting, after it was called to order.

Also present were Ryan Derong of BGE, Inc. ("BGE"); Denise Oppenheimer of Municipal Accounts & Consulting, L.P. ("MA&C"); Dona Washington of Wheeler & Associates, Inc. ("Wheeler"); Mike Scott of Si Environmental, LLC ("Si Environmental"); Simon Van Dyk of Touchstone District Services, LLC ("Touchstone"); Barbara Nussa of Republic Services, Inc. ("Republic"); Paulina Baker of Howard Hughes Holdings, Inc., on behalf of Bridgeland Development, LP (the "Developer"); Greg Lentz of Masterson Advisors LLC ("Masterson"); Emily Peck of Forvis Mazars, LLP ("Forvis Mazars"); Grace Jaymes and Jonathan Morin of J.P. Morin Company, LLC ("J.P. Morin"); and Mitchell G. Page and Peyton McKelvey of Schwartz, Page & Harding, L.L.P. ("SPH").

In the absence of the President, the Vice President called the meeting to order and declared it open for such business as might regularly come before it.

PUBLIC COMMENTS

The Board considered public comments. Mr. Morin and Ms. Jaymes introduced themselves to the Board, and advised that they had been invited to attend today's meeting by Director Goodspeed to discuss potential repairs in the District. Following discussion, the Board concurred that it would further discuss such matters later in the meeting under a designated agenda item.

APPROVAL OF MINUTES

The Board considered the approval of the draft minutes of its meeting held on August 10, 2026. Following review and discussion, it was moved by Director Goodspeed, seconded by Director Vallianos and unanimously carried, that the minutes of the August 10, 2026, Board

meeting be approved, as written.

TAX ASSESSOR-COLLECTOR REPORT

Ms. Washington presented to and reviewed with the Board the Tax Assessor-Collector Monthly Report for the month of August 2026, a copy of which is attached hereto as **Exhibit A**, including the disbursements presented for approval. Following discussion, it was moved by Director Goodspeed, seconded by Director Vallianos and unanimously carried, that the Tax Assessor-Collector Monthly Report be approved, as presented, and the disbursements listed therein be approved for payment.

Director Fabian and Sergeant Joe Duke of the Harris County Constable's Office, Precinct 5 ("Precinct 5") entered the meeting at this time.

FINANCIAL ADVISOR'S 2026 TAX RATE RECOMMENDATION

Mr. Lentz presented Masterson's recommendation for the District's levy of a 2026 debt service tax rate in the amount of \$0.595 per \$100 of assessed valuation, as reflected in the pro forma attached hereto as **Exhibit B**. A discussion then ensued regarding the District's levy of a 2026 maintenance tax. After discussing the matter at length, Director Vallianos moved that the Board provide notice of its intent to levy a 2026 debt service tax rate of \$0.595 per \$100 of assessed valuation and a 2026 maintenance tax rate of \$0.245 per \$100 of assessed valuation, for a total tax rate not to exceed \$0.84 per \$100 of assessed valuation. Director Thomas seconded the motion, which unanimously carried.

There next followed a discussion concerning the requirements for providing notice of the District's intention to adopt its 2026 tax rate. Mr. Page advised that, pursuant to Section 49.236 of the Texas Water Code, as amended, the District is required to provide a notice containing certain tax-related information in connection with each meeting at which the adoption of a tax rate will be considered. Mr. Page further advised that the information to be included in the notice is set forth in the Texas Water Code and includes the proposed tax rate to be adopted. He advised that the District must provide the notice by either (1) publishing it at least once in a newspaper having general circulation in the District at least seven days before the date of the meeting at which the tax rate will be adopted, or (2) mailing it to each owner of taxable property in the District, at the address shown on the most recently certified tax roll of the District, at least ten days before the date of the meeting. Following discussion, Director Vallianos moved that Wheeler be authorized to publish notice of the District's intention to adopt its 2026 tax rate at a future Board meeting, with the time and date to be established later in the meeting, in the form and at the time required by law. Director Thomas seconded said motion which unanimously carried. The Board concurred that Wheeler should publish said notice in the *Houston Business Journal*.

The Board requested to hold a Town Hall meeting in the District at the Lakeland Village Activity Center on September 24, 2026, at 6:00 p.m., to receive public input regarding the District's 2026 tax rate. Following discussion, it was moved by Director Vallianos, seconded by Director Goodspeed and unanimously carried, that SPH be authorized to reserve the Sandpiper Room at the Lakeland Village Activity Center for the District's Town Hall meeting to be held on September

24, 2026, at 6:00 p.m., and to prepare and post a public Notice of Meeting for same.

DELINQUENT TAX COLLECTIONS REPORT

The Board deferred consideration of the Delinquent Tax Collections Report, as it was noted that none was received, nor due at this time from Perdue, Brandon, Fielder, Collins & Mott, L.L.P., delinquent tax collections attorney for the District.

BOOKKEEPER'S REPORT

Ms. Oppenheimer presented to and reviewed with the Board the Bookkeeper's Report dated September 14, 2026, a copy of which is attached hereto as **Exhibit C**, including the disbursements presented for approval and the cash flow forecast for the District's operating account. Following discussion, it was moved by Director Vallianos, seconded by Director Goodspeed and unanimously carried, that the Bookkeeper's Report be approved, as presented, and the disbursements listed therein be approved for payment, with (i) the addition of check no. 9186, payable to Lakeland Village Community Association, Inc. (the "HOA"), in the amount of \$70,000.00, for the landscaping improvements project, (ii) the addition of check no. 9187, payable to the Bridgeland Athletics Booster Club in the amount of \$4,000.00, for the District's sponsorship of an upcoming Water Smart Program event, (iii) the addition of check no. 9188, payable to Director Goodspeed, in the amount of \$741.45, for reimbursement of eligible director expenses, and (iv) the exception of check nos. 9139 and 9143, which were voided.

LETTER OF REPRESENTATION WITH 5 FOR ENERGY CONSULTANT SERVICES

The Board next considered the approval of a Letter of Representation authorizing 5 to represent the District in its capacity as the District's energy services provider, a copy of which is attached hereto as **Exhibit D**. Following discussion, it was moved by Director Goodspeed, seconded by Director Vallianos and unanimously carried, that (i) 5 be engaged to serve as the District's energy services provider, (ii) the aforementioned Letter of Representation from 5 be approved, and (iii) the Vice President be authorized to execute said Letter of Representation, on behalf of the Board and the District.

OPERATOR'S REPORT

Mr. Scott presented to and reviewed with the Board the Operations Report dated September 14, 2026, a copy of which is attached hereto as **Exhibit E**.

Mr. Scott next presented to and reviewed with the Board a proposal for Si Environmental to conduct a survey of the District's valves in the total amount of \$88,755.00, a copy of which is included in **Exhibit E**.

Mr. Scott next presented to and reviewed with the Board a handout with photos of the District's Lift Station sites, a copy of which is included in **Exhibit E**. It was noted that no action was required by the Board in connection with such handout.

Following discussion, it was moved by Director Vallianos, seconded by Director Fabian

and unanimously carried, that the Operations Report and the action items listed therein be approved, including the proposal for Si Environmental to conduct a survey of the District's valves, excepting the non-potable gate valves on irrigation lines, for the total cost of \$80,755.00.

Director Goodspeed requested that Si Environmental obtain quotes for the potential purchase and installation of Badger manhole covers for the Board's consideration at next month's meeting.

The Board requested that Si Environmental prepare a proposal to conduct a more in-depth survey of the District's force main receiving manholes for its consideration at next month's meeting.

Shiran Perera of MS2R Engineering entered the meeting at this time.

Director Goodspeed then advised the Board that the Bridgeland Athletics Booster Club (the "Booster Club") has requested that the Board reconsider the District's sponsorship of the Booster Club's upcoming 'Casino Night' event. Following discussion, it was moved by Director Goodspeed, seconded by Director Fabian and unanimously carried, that the District contribute \$4,000.00 in sponsorship of the Booster Club's upcoming event and provide educational information related to the District and/or the District's "Water Smart" program at said event.

GARBAGE AND RECYCLING COLLECTION SERVICES

Ms. Nussa next provided the Board with a brief update regarding the District's garbage and recycling collections. Following discussion, it was noted that no action was required of the Board at this time.

In connection with the upcoming hazardous household waste collection and electronics recycling event scheduled to be held on October 24, 2026, Mr. Page presented to and reviewed with the Board a proposed Interlocal Agreement between the District, Harris County Municipal Utility District No. 489 ("MUD 489"), Harris County Municipal Utility District No. 490, and Harris County Municipal Utility District No. 493, a copy of which is attached hereto as **Exhibit F**, and noted that such Agreement provides that all costs associated with the event will be shared equally among the parties. Following discussion, it was moved by Director Vallianos, seconded by Director Goodspeed and unanimously carried, that the proposed Interlocal Agreement be approved, and that the Vice President be authorized to execute same, on behalf of the Board and the District.

STATUS OF THE PROPOSED ISSUANCE OF THE DISTRICT'S \$5,250,000 UNLIMITED TAX BONDS, SERIES 2026, AND THE DISTRICT'S \$5,425,000 UNLIMITED TAX PARK BONDS, SERIES 2026A (COLLECTIVELY, THE "BONDS")

Mr. Lentz noted that he had a scheduling conflict, and inquired as to whether the Board would be amenable to discussing the District's proposed issuance of the Bonds at this time. Without objection, the Board considered the status of the District's proposed issuance of the Bonds.

Mr. Page advised the Board that Bond Application Report No. 16 ("BAR No. 16") was filed with the Texas Commission on Environmental Quality ("TCEQ") for review on July 2, 2026, and declared administratively complete as of July 6, 2026. He noted that the TCEQ's review of BAR No. 16 is nearly complete, and that he expects to receive the draft TCEQ Order and Technical Memorandum within the coming weeks.

PRELIMINARY OFFICIAL STATEMENT AND OFFICIAL NOTICES OF SALE FOR THE BONDS

Mr. Lentz next presented to and reviewed with the Board drafts of the proposed Official Notices of Sale and the Preliminary Official Statement in connection with the Bonds, copies of which are attached hereto as **Exhibit G**. Mr. Lentz advised the Board that the sale of the Bonds is scheduled to take place on October 13, 2026, and noted that the Board would need to reschedule its October 12, 2026, regular meeting accordingly, as such date falls on a holiday. Following review and discussion, Director Goodspeed, seconded by Director Vallianos and unanimously carried, that such offering documents be approved, completed and distributed in anticipation of the sale of the Bonds, and that such Preliminary Official Statement and Official Notices of Sale be deemed to be final for all purposes, with the exception of any additional materials or information relating to subsequent material events, offering prices, interest rates, selling compensation, identity of the underwriters, aggregate principal amounts and other similar information, terms and provisions to be specified in the competitive bidding process.

It was then moved by Director Goodspeed, seconded by Director Thomas and unanimously carried, that the Board's October 12, 2026, meeting be rescheduled to Tuesday, October 13, 2026, at 11:00 a.m. to accommodate the sale of the Bonds, and that the District's tax rate hearing should be conducted at said meeting.

ADVERTISE FOR THE SALE OF THE BONDS

The Board considered authorizing Masterson to advertise for the sale of the Bonds. Following discussion, Director Goodspeed moved that the Board authorize Masterson to advertise for the sale of the Bonds in accordance with the Official Notices of Sale. Director Vallianos seconded said motion, which unanimously carried.

DESIGNATION OF PAYING AGENT/REGISTRAR

The Board next considered the designation of a Paying Agent/Registrar in connection with the Bonds. Following discussion, Director Goodspeed moved that The Bank of New York Mellon Trust Company, N.A. be named Paying Agent/Registrar for the Bonds. Director Vallianos seconded said motion, which carried unanimously.

ATTORNEY GENERAL'S FEES

After further discussion concerning the sale and issuance of the Bonds, Director Goodspeed moved that MA&C be authorized to issue a wire transfer of funds to the Attorney General of Texas for payment of its review fees in connection with the Transcript of Proceedings to be submitted by

SPH in connection with the sale of the Bonds. Director Vallianos seconded the motion, which carried unanimously.

Mr. Lentz exited the meeting at this time.

ENGAGEMENT OF AUDITOR FOR PREPARATION OF AGREED-UPON PROCEDURES FOR THE BONDS

The Board next considered the engagement of an auditing firm for preparation of agreed-upon procedures in connection with the payment of funds to the Developer out of the proceeds of the Bonds. In connection therewith, Ms. Peck presented to and reviewed with the Board an engagement letter prepared by Forvis Mazars for preparation of such procedures, a copy of which is attached hereto as **Exhibit H**. She noted that Forvis Mazars' fee for preparing the agreed-upon procedures will be computed at its standard hourly rates. Following discussion, Director Goodspeed moved that (i) the firm of Forvis Mazars be engaged to prepare the agreed-upon procedures in connection with the reimbursement of funds to the Developer out of the proceeds of the Bonds, (ii) the Vice President be authorized to execute same on behalf of the Board and District, (iii) the District accept the Texas Ethics Commission ("TEC") Form 1295 submitted by Forvis Mazars in connection therewith, and (iv) SPH be authorized to acknowledge the District's receipt of same with the TEC, as required. Director Vallianos seconded said motion, which carried unanimously.

AUDIT REPORT

Ms. Peck presented and reviewed with the Board a draft of the District's audit of financial statements prepared by Forvis Mazars for the District's fiscal year ended May 31, 2026, a copy of which is attached hereto as **Exhibit I**. In connection with the requirements of Statement on Auditing Standards No. 115, Ms. Peck additionally presented and reviewed with the Board a Management Letter prepared by Forvis Mazars concerning the Board's internal controls over financial reporting, and correspondence from Forvis Mazars to the District concerning significant accounting policies and practices, copies of which are included with **Exhibit I**. Mr. Page noted the proposed Management Response recommended by SPH and included in the draft Management Letter. Following discussion, it was moved by Director Goodspeed, seconded by Director Vallianos and unanimously carried, that (i) said Management Response be approved and adopted by the Board and the District, (ii) the audit report for the District's fiscal year ended May 31, 2026, be approved, subject to review and comment by the Directors and SPH, (iii) the Vice President be authorized to execute the Annual Filing Affidavit on behalf of the Board and the District, and (iv) the final audit report and Annual Filing Affidavit be filed with the appropriate governmental authorities, including the TCEQ and the Texas Comptroller of Public Accounts.

ENGINEER'S REPORT

Mr. Derong presented to and reviewed with the Board the Engineer's Report dated September 14, 2026, a copy of which is attached hereto as **Exhibit J**. Following discussion, it was noted that no action was required by the Board in connection with the Engineer's Report.

Director Goodspeed next advised the Board of several complaints received from District residents regarding the condition of the District's fire hydrants. In that regard, Director Goodspeed advised that he invited Mr. Morin and Ms. Jaymes with J.P. Morin to present potential options to the Board for the cleaning and recoating of the District's fire hydrants. Mr. Morin then presented to and reviewed with the Board a proposal prepared by J.P. Morin for the cleaning of the District's fire hydrants and the recoating of same with Macropoxy 646, an industrial strength protective coating, a copy of which is attached hereto as **Exhibit K**. Following discussion, the Board concurred to defer any action with respect to such proposal at this time, and noted that it would further consider and discuss the matter at next month's meeting.

Mr. Morin next presented to and reviewed with the Board a proposal prepared by J.P. Morin for concrete pathway upgrades to serve a section of sidewalk that runs along Cove Springs Drive, across from Pope Elementary, a copy of which is included in **Exhibit K**. Director Goodspeed advised the Board that he is working to obtain two (2) additional proposals for the project, and suggested that the Board form a committee of two (2) Directors to review and take action with respect to such proposals once received. Following discussion, it was moved by Director Goodspeed, seconded by Director Vallianos and unanimously carried, that a committee consisting of Directors Goodspeed and Thomas be formed to review and take action with respect to such proposals, on behalf of the Board and the District.

BRIDGELAND WATER AGENCY (THE "AGENCY")

The Board next considered the status of matters related to the Agency. In connection therewith, Director Goodspeed provided the Board with a brief update on Agency matters, including the status of the Agency's scheduling of upcoming community events. Director Goodspeed then advised the Board that the Agency recently approved the renewal Agreement for Law Enforcement Services with Harris County (the "County"), which provides that, effective October 1, 2026, the County will provide twenty-six (26) officers to devote seventy percent (70%) of their working time to provide law enforcement services within the Bridgeland community. Following discussion, it was noted that no action was required by the Board in connection with this matter.

WEBSITE UPDATES

Mr. Van Dyk next presented to and reviewed with the Board a Monthly Communications Report dated September 14, 2026, as prepared by Touchstone, a copy of which is attached hereto as **Exhibit L**. Following discussion, it was noted that no action was required by the Board in connection with the Monthly Communications Report.

DEVELOPER'S REPORT

Ms. Baker presented to and reviewed with the Board the home inventory report through August 2026, as prepared by the Developer, a copy of which is attached hereto as **Exhibit M**. It was noted that no action was required by the Board in connection with this matter.

MATTERS RELATIVE TO BRIDGELAND COUNCIL, INC. ("COUNCIL") AND/OR THE HOA

The Board next considered the status of matters relative to Council and/or the HOA. In connection with the HOA's undertaking of various landscaping improvements projects within Lakeland Village (the "Projects"), Mr. Page presented to and reviewed with the Board a proposed letter to the HOA submitting the District's third and final contribution for the Projects, a copy of which is attached hereto as **Exhibit N**. Following discussion, it was moved by Director Goodspeed, seconded by Director Vallianos and unanimously carried, that such letter be approved, and that the Vice President be authorized to execute same, on behalf of the Board and the District.

SITE PLAN FOR 5-ACRE ADMINISTRATIVE FACILITY SITE

The Board concurred that it would consider and further discuss the status of the District's 5-acre administrative facility site in Executive Session.

CYBERSECURITY AND ARTIFICIAL INTELLIGENCE TRAINING REQUIREMENTS

Mr. Page reminded the Board that each director is required to complete cybersecurity training prior to August 31 each year. The Board confirmed that all Directors had completed a certified cybersecurity training program for the 2026 compliance year.

ATTORNEY'S REPORT

The Board next considered the Attorney's Report. In connection therewith, Mr. Page noted that he had nothing further of a legal nature to discuss with the Board at this time.

EXECUTIVE SESSION

The Vice President announced that the Board would enter into Executive Session at 1:17 p.m. for consultation with the District's attorney, as authorized by Sections 551.071 and 551.072 of the Texas Government Code. All those in attendance, with the exception of the Board, Mr. Page and Ms. McKelvey, exited the meeting at this time.

RECONVENE IN OPEN SESSION

The Board reconvened in Open Session at 1:27 p.m.

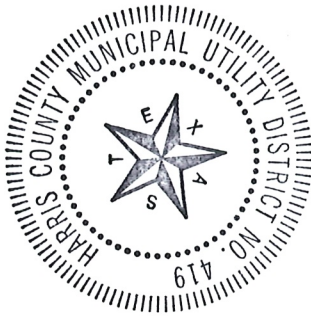
Following discussion regarding the status of the Veteran's Memorial Park project, it was moved by Director Goodspeed, seconded by Director Vallianos and unanimously carried, that Director Fabian be designated as the Board's liaison with Harris County Water Control and Improvement District No. 157 and/or The Bridgeland Community Supports Veterans, Inc., as appropriate, to assist in determining the naming convention that should be used on the Veteran's Memorial Park dedication bricks when referencing a Bridgeland municipal utility district and/or water control and improvement district.

MATTERS FOR PLACEMENT ON FUTURE AGENDAS

The Board considered items for placement on future agendas. No specific agenda items, other than routine and ongoing matters and those discussed above, were requested.

ADJOURNMENT

There being no further business to come before the Board, on motion made by Director Vallianos, seconded by Director Fabian and unanimously carried, the meeting was adjourned.




Secretary

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 419

LIST OF ATTACHMENTS TO MINUTES

September 14, 2026

Exhibit A –	Tax Assessor-Collector's Report
Exhibit B –	2026 Tax Rate Recommendation
Exhibit C –	Bookkeeper's Report
Exhibit D –	Letter of Representation
Exhibit E –	Operations Report
Exhibit F –	Interlocal Agreement for Hazardous Household Waste Collection and Electronics Recycling Event
Exhibit G –	Preliminary Official Statement and Official Notices of Sale
Exhibit H –	Engagement Letter by Forvis Mazars, LLP
Exhibit I –	Draft Audit Report – Fiscal Year Ended May 31, 2026
Exhibit J –	Engineer's Report
Exhibit K –	Proposals from J.P. Morin Company, LLC
Exhibit L –	Monthly Communications Report
Exhibit M –	Home Inventory Report
Exhibit N –	Letter for Third and Final Contribution to Lakeland Village Community Association, Inc.