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

May 11, 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 May 11, 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
Carissa Fabian, Vice President
Samuel Goodspeed, Secretary
Robert G. Thomas, Assistant Secretary
Dennis Vallianos, Assistant Secretary

and all of said persons were present, thus constituting a quorum.

Also present were Ryan Derong and Taylor Solis of BGE, Inc. ("BGE"); Carol Morrison of Municipal Accounts & Consulting, L.P. ("MA&C"); Dona Washington of Wheeler & Associates, Inc. ("Wheeler"); Mike Scott of Si Environmental, LLC ("Si Environmental"); Jenna Craig 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"); Jay Anderson of 5 ("5"); Brian Krueger of Forvis Mazars, LLP ("Forvis Mazars"); Bryson Goodspeed, son of Director Goodspeed; and Mitchell G. Page and Sabrina Ernst of Schwartz, Page & Harding, L.L.P. ("SPH").

The 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. There being no public comments offered, the Board continued to the next item of business.

APPROVAL OF MINUTES

The Board considered the approval of the draft minutes of its meeting held on April 13, 2026. Following review and discussion, it was moved by Director Goodspeed, seconded by Director Vallianos and unanimously carried, that the minutes of the April 13, 2026, Board meeting be approved, as written.

ACCEPTANCE OF QUALIFICATION STATEMENTS, BONDS, OATHS OF OFFICE, AFFIDAVITS OF CURRENT DIRECTOR, ELECTIONS NOT TO DISCLOSE CERTAIN INFORMATION FOR DIRECTORS WOODALL AND GOODSPEED

The Board considered the acceptance of Bonds, Qualification Statements of Elected

Officers, Oaths of Office, Affidavits of Current Directors, and Elections Not to Disclose Certain Information of Directors for Directors Woodall and Goodspeed. Directors Woodall and Goodspeed each presented their Bonds, Qualification Statements of Elected Officers, Oaths of Office, Affidavits of Current Directors, and Elections Not to Disclose Certain Information. Following discussion, it was moved by Director Thomas, seconded by Director Vallianos and unanimously carried, that the Board approve such Bonds and accept such Qualification Statements of Elected Officers, Oaths of Office, Affidavits of Current Directors and Elections Not To Disclose Certain Information, and declare Doug Woodall and Sam Goodspeed to be duly elected and qualified Directors of the District, each to serve a four (4) year term ending May 4, 2030.

ELECTION OF OFFICERS OF THE BOARD OF DIRECTORS

The Board next considered the election of officers and the reorganization of the Board of Directors. Following discussion, it was moved by Director Vallianos, seconded by Director Goodspeed and unanimously carried, that (i) Director Vallianos be elected Vice President of the Board, (ii) Director Fabian be elected Assistant Secretary of the Board, and (iii) the remainder of the Board continue in their offices of President, Secretary and Assistant Secretary, respectively.

DISTRICT REGISTRATION FORM

The Board considered approving a District Registration Form required by the Texas Commission on Environmental Quality (the "TCEQ"). In connection therewith, Mr. Page explained that, in accordance with Section 36.054(e) and Section 49.054(f) of the Texas Water Code, municipal utility districts are required to file names, mailing addresses, officer positions and terms of new directors with the TCEQ within thirty days (30) after an election or appointment. He advised that with the Board's approval, SPH will prepare an updated District Registration Form to include new terms of office for Directors Woodall and Goodspeed and new officer positions for Directors Fabian and Vallianos, and file same with the TCEQ. Following discussion, it was moved by Director Goodspeed, seconded by Director Vallianos and unanimously carried, that SPH be authorized to complete the updated District Registration Form, as discussed, and file same with the TCEQ.

LIST OF LOCAL GOVERNMENT OFFICERS

Mr. Page reminded the Board that, pursuant to Chapter 176 of the Texas Local Government Code, the District is required to maintain a list of Local Government Officers, which includes the members of the Board and the District's Investment Officers in connection with conflict of interest disclosure requirements. Following discussion, it was moved by Director Goodspeed, seconded by Director Vallianos and unanimously carried, that the District's list of Local Government Officers be updated, as required by law.

CYBERSECURITY AND ARTIFICIAL INTELLIGENCE TRAINING REQUIREMENTS

The Board next considered recent changes to cybersecurity and artificial intelligence training requirements for Directors of the District. In connection therewith, Mr. Page presented a memorandum from SPH regarding changes to such training requirements, a copy of which is attached hereto as **Exhibit A**, and discussed same with the Board. Mr. Page advised that all directors of the District must annually complete a certified cybersecurity awareness training program prior to August 31 of the given year, as required by Chapter 2063, Texas Government Code. Following discussion, Mr. Page noted that a link to the training program created by the Department of Information Resources will be provided to the Directors following today's Board meeting, and requested that each Director notify SPH upon completion of the training program.

BOOKKEEPER'S REPORT

Ms. Morrison presented to and reviewed with the Board the Bookkeeper's Report dated May 11, 2026, a copy of which is attached hereto as **Exhibit B**, including the disbursements presented for approval and the cash flow forecast for the District's operating account. Following discussion, it was moved by Director Goodspeed, seconded by Director Woodall and unanimously carried, that the Bookkeeper's Report be approved, as presented, and the disbursements listed therein be approved for payment.

ADOPTION OF DRAFT OPERATING BUDGET FOR THE DISTRICT'S FISCAL YEAR ENDING MAY 31, 2027

Ms. Morrison next presented to and reviewed with the Board the proposed operating budget for the District's fiscal year ending May 31, 2027, a copy of which is included in **Exhibit B**. During such review, Director Goodspeed inquired if the District's participation in the TraceAir flyover on an annual basis is still necessary. Mr. Derong responded that the District could participate in the TraceAir flyover bi-annually now that the District has reached full build-out. The Board requested that the proposed operating budget be revised to reflect bi-annual participation in TraceAir flyovers, accordingly. Following discussion, it was moved by Director Goodspeed, seconded by Director Vallianos and unanimously carried, that the proposed budget for the District's fiscal year ending May 31, 2027, be approved, as revised.

ENGAGEMENT OF AUDITOR

The Board next considered the engagement of an auditing firm to conduct an audit of the District's financial statements for the fiscal year ending May 31, 2026. In that regard, Mr. Krueger made a presentation to the Board on behalf of Forvis Mazars, and advised that the cost to conduct such audit is approximately $26,800, plus an adminstrative fee in the amount of $1,100. Following discussion, Director Goodspeed moved that (i) Forvis Mazars be engaged to prepare the District's audit report for the fiscal year ending May 31, 2026, in accordance with the terms of the engagement letter attached hereto as **Exhibit C**, and (ii) the Texas Ethics Commission Form 1295 submitted by Forvis Mazars in connection therewith, be accepted and acknowledged by the District. Director Vallianos seconded said motion, which carried unanimously.

10-YEAR FINANCIAL OPERATING STRATEGY

The Board deferred its consideration of a 10-Year Financial Operating Strategy prepared by EVO, and concurred to reconsider the matter at next month's meeting.

PROPOSALS FROM ENERGY CONSULTANTS FOR ELECTRICITY BROKERAGE SERVICES

The Board next considered proposals from energy consultants for electricity brokerage services. In connection therewith, Mr. Anderson gave a presentation to the Board regarding the results of 5's analysis of the District's energy usage. A copy of such presentation is attached hereto as **Exhibit D**. Director Goodspeed advised Mr. Anderson that the District is not responsible for the payment of energy charges associated with the Lakeland Activity Center, and noted that the District's accounts need to be reviewed for accuracy before analyzing usage and evaluation options for savings. Mr. Anderson responded that he would work to obtain accurate data for the District's accounts and report to the Board in the future. Following discussion, it was noted that no action was required by the Board in connection with this matter.

TAX ASSESSOR-COLLECTOR REPORT

Ms. Washington presented to and reviewed with the Board the Tax Assessor-Collector Monthly Report for the month of April 2026, a copy of which is attached hereto as **Exhibit E**, 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.

In connection with the Tax Assessor-Collector Monthly Report, Director Goodspeed requested that Touchstone include a note on the District's website reminding residents that the District imposes a 20% additional penalty on delinquent property taxes on July 1, and to contact Wheeler to setup a payment plan, if needed, in order to avoid additional penalties.

DELINQUENT TAX COLLECTIONS REPORT

Mr. Page presented to and reviewed with the Board the Delinquent Tax Collections Report received from Perdue, Brandon, Fielder, Collins & Mott, L.L.P., delinquent tax collections attorney for the District, a copy of which is attached hereto as **Exhibit F**. Mr. Page noted that no action was required by the Board in connection with the Delinquent Tax Collections Report.

UNCLAIMED PROPERTY REPORTS AS OF MARCH 1, 2026

The Board considered approval of Unclaimed Property Reports as of March 1, 2026, and the filing of same with the Texas Comptroller of Public Accounts (the "Comptroller") prior to July 1, 2026. In connection therewith, Ms. Morrison presented to and reviewed with the Board the annual Unclaimed Property Report for the District's operating account, as prepared by MA&C, a copy of which is attached hereto as **Exhibit G**. Ms. Morrison advised the Board that the District has unclaimed property in its operating account, and that check no. 8995, which was approved in connection with the Bookkeeper's Report, represents the funds to escheat to the State of Texas for the reporting period. Ms. Washington then presented to and reviewed with the Board an Unclaimed Property Report for the District's tax account, as prepared by Wheeler, a copy of which is included in **Exhibit G**, and noted that the District has no unclaimed property to report at this time. Following discussion, it was noted that no further action was required by the Board in connection with this matter.

OPERATIONS REPORT

Mr. Scott presented to and reviewed with the Board the Operations Report dated May 11, 2026, a copy of which is attached hereto as **Exhibit H**. In connection therewith, Mr. Scott advised the Board that Si Environmental filed the District's 2025 water loss audit with the Texas Water Development Board on April 29, 2026. A copy of said water loss audit is included in **Exhibit H**. During the discussions, Director Goodspeed inquired if BGE and/or Si Environmental could arrange a survey of electrical components at District facilities. Following discussion, it was moved by Director Woodall, seconded by Director Goodspeed and unanimously carried, that the Operations Report be approved, as presented, and that Si Environmental be authorized to proceed with enforcement of the District's Rate Order in accordance therewith.

CONSUMER CONFIDENCE REPORT

The Board then considered the approval of the District's Consumer Confidence Report ("CCR") for 2025. In connection therewith, Mr. Scott distributed a draft of the District's CCR for the Board's review, a copy of which is included in **Exhibit H**. Following discussion, it was moved by Director Goodspeed, seconded by Director Vallianos and unanimously carried, that the CCR be approved, subject to review and final approval by SPH, that Inframark be authorized to distribute the CCR electronically to all customers of the District pursuant to a link to be provided on the next water bill, and that the CCR be posted to the District's website prior to the July 1, 2026, deadline.

GARBAGE AND RECYCLING COLLECTION SERVICES

Ms. Nussa next provided the Board with a general update regarding the District's garbage and recycling collections. Following discussion, it was noted that no action was required by the Board in connection with the District's garbage and recycling collections.

ENGINEER'S REPORT

Mr. Derong presented to and reviewed with the Board the Engineer's Report dated May 11, 2026, a copy of which is attached hereto as **Exhibit I**, including the pay application listed therein.

Director Goodspeed inquired if BGE could send a letter to the Harris County traffic engineers regarding a missing section of railroad tracks in the District.

Following discussion, it was moved by Director Goodspeed, seconded by Director Vallianos and unanimously carried, that the Engineer's Report and the action items listed therein, be approved and authorized, as applicable, and that BGE be authorized to send a letter to the Harris County traffic engineers regarding the missing section of railroad tracks in the District. The Board deferred any action with respect to the design and advertisement of bids for the Lift Station No. 2 Rehabilitation project.

SITE PLAN FOR 5-ACRE ADMINISTRATIVE FACILITY SITE

Director Goodspeed next presented to and reviewed with the Board a proposed Concept Site Plan for the District's 5-acre administrative facility site, a copy of which is attached hereto as **Exhibit J**. Following discussion, it was moved by Director Goodspeed, seconded by Director Vallianos and unanimously carried, that the Concept Site Plan be approved, as presented.

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

The Board next considered the status of the proposed issuance of the District's Series 2026 Bonds. In connection therewith, Mr. Page advised the Board that the Bond Application Report ("BAR") for the Series 2026 Bonds is currently in preparation by BGE. No action was required by the Board in connection with this matter at this time.

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 the 2026 hazardous waste collection and electronics recycling event, which has been tentatively scheduled for October 24, 2026. Director Goodspeed additionally advised the Board that the planning of the educational safety event for resident children regarding micromobility devices in Bridgeland is in progress.

Director Goodspeed next advised the Board that the Agency declined the Board's request to hold a winter holiday parade event for the Bridgeland community. Director Vallianos suggested that the Agency should consider holding an Independence Day parade event in lieu of a winter holiday parade event. Following discussion, the Board concurred to discuss the matter further at a future meeting, and noted that it would like to consider holding the parade event on its own if the Agency decides that it does not want to participate.

Director Goodspeed next advised the Board that he recently expressed concerns to the Agency's Board of Trustees regarding the increasing speeds at which micromobility devices travel in Bridgeland. He further advised that he presented quotes to the Agency's Board of Trustees for the proposed purchase and donation of a faster off-road vehicle ("ORV") capable of keeping up with high-speed micromobility devices in Bridgeland to the Harris County Constable's Office, Precinct 5 ("Precinct 5"), but that the Agency declined to proceed with such proposal. Director Goodspeed then inquired if the Board would be amenable to acquiring and donating the ORV to Precinct 5 at a cost not to exceed $35,000. Following discussion, Director Goodspeed moved that the Board proceed with acquiring and donating the ORV to Precinct 5 at a cost not to exceed $35,000. Director Vallianos seconded the motion, and with Directors Thomas, Woodall, Goodspeed and Vallianos voting in favor, and Director Fabian voting against, the motion carried.

WEBSITE UPDATES

Ms. Craig next presented to and reviewed with the Board a Monthly Communications Report dated May 11, 2026, as prepared by Touchstone, a copy of which is attached hereto as **Exhibit K**. Following review and 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

April 2026, as prepared by the Developer, a copy of which is attached hereto as **Exhibit L**. It was noted that no action was required by the Board in connection with this matter.

<u>MATTERS RELATIVE TO BRIDGELAND COUNCIL, INC. ("COUNCIL") AND/OR LAKELAND VILLAGE HOMEOWNER'S ASSOCIATION (THE "ASSOCIATION")</u>

The Board next considered the status of various matters relative to Council and/or the Association. In connection therewith, Mr. Page presented to and reviewed with the Board Council's annual invoice for recreational facilities maintenance in the amount of $130,000, a copy of which is attached hereto as **Exhibit M**. In connection therewith, Director Goodspeed noted maintenance items that could be improved upon by Council. Following discussion, the Board concurred to defer its approval of the annual maintenance invoice from Council at this time, and noted that it would reconsider the matter at next month's meeting.

<u>RATIFY APPROVAL OF CONTRACT RELATED TO THE BRIDGELAND VETERANS MEMORIAL PARK</u>

The Board considered ratifying its prior approval of the Contract Regarding the Financing, Construction, Operation and Maintenance of The Bridgeland Veterans Memorial Park (the "Contract") by and among the District, Harris County Water Control and Improvement District No. 157, Harris County Water Control and Improvement District No. 159 and Harris County Municipal Utility District No. 489. Following discussion, Director Goodspeed moved that the Board's prior approval of the Contract be approved and ratified in all respects. Director Vallianos seconded the motion, and with Directors Fabian, Woodall, Goodspeed and Vallianos voting in favor, and Director Thomas abstaining due to his membership on the Board of Directors of The Bridgeland Community Supports Veterans, Inc., the motion carried.

<u>ATTORNEY'S REPORT</u>

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.

<u>MATTERS FOR PLACEMENT ON FUTURE AGENDAS</u>

The Board considered items for placement on future agendas. Director Goodspeed requested that an item be included on the agenda for next month's meeting to consider and act on a stand-by letter of representation in the event a conflict arises between the District and Harris County Municipal Utility District No. 418, as it relates to the Master Facilities Contract, that would require SPH to recuse itself from representation.

<u>ADJOURNMENT</u>

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

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 419
TEXAS

Secretary

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 419

LIST OF ATTACHMENTS TO MINUTES

May 11, 2026

Exhibit A –	Memorandum regarding Cybersecurity and Artificial Intelligence Training for Local Government Employees and Elected Officials
Exhibit B –	Bookkeeper's Report
Exhibit C –	Engagement Letter (Forvis Mazars, LLP)
Exhibit D –	Energy Presentation by 5
Exhibit E –	Tax Assessor-Collector's Report
Exhibit F –	Delinquent Tax Collections Report
Exhibit G –	Unclaimed Property Reports as of March 1, 2026
Exhibit H –	Operations Report
Exhibit I –	Engineer's Report
Exhibit J –	Concept Site Plan
Exhibit K –	Monthly Communications Report
Exhibit L –	Home Inventory Report through April 2026
Exhibit M –	Annual Invoice for Recreational Facilities Maintenance (Bridgeland Council, Inc.)

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