

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 419

Minutes of Special Meeting of Board of Directors

September 24, 2026

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 419 (the "District") met in special session, open to the public, on September 24, 2026, in the Sandpiper Room of the Lakeland Activity Center, located at 16902 Bridgeland Landing Drive, Cypress, Texas 77433, 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 Thomas and Fabian, thus constituting a quorum.

Also present were Jeremy Hitchcock of The Spencer Outdoor Company ("Spencer"); Sergeant Joe Duke of the Harris County Constable's Office, Precinct 5 ("Precinct 5"); Spencer Day and Austin Ficken of Masterson Advisors LLC ("Masterson"); Louis Evans, President of Lakeland Village Community Association, Inc. (the "HOA"), and Asha Poojari, Resident Director of the HOA; and various members of the public.

The President called the meeting to order and declared it open for such business as might regularly come before it.

PUBLIC FORUM ON DISTRICT MATTERS; DISCUSSION OF SECURITY AND PUBLIC SAFETY MATTERS; DISCUSSION REGARDING LEVY OF 2026 TAX RATE FOR THE DISTRICT

The Board addressed the public in attendance regarding security and public safety matters. In connection therewith, Sergeant Duke responded to various resident inquiries concerning such matters, including, among other things, the use of Flock license plate readers in Bridgeland and vacation watches.

The Board next addressed the public regarding landscaping maintenance matters. In that regard, the Board proposed the concept of funding maintenance and improvements to serve the District's landscaping, and reimbursing the District for its funding through the imposition of a \$5.00 monthly fee in customer water bills going forward. The Board recognized and responded to various resident inquiries/comments on the proposed concept, and received an overall positive response.

The Board next addressed the public regarding the proposed 2026 debt service tax rate and maintenance tax rate to be levied for the District. In connection therewith, Messrs. Day and Ficken provided a general overview of Masterson's recommendation for the District's proposed levy of a total 2026 tax rate not to exceed \$0.84 per \$100 of assessed valuation. The Board explained its process for determining the tax rate to be levied by the District each year, noting the various factors that are taken into consideration by the Board when making such determination, including the District's certified taxable values and appraised home values for the applicable tax year, any current and upcoming District capital improvement projects, and the availability of funds in the District's reserve account. The Board recognized and responded to resident inquiries concerning the proposed District 2026 tax rate. Following discussion, the Board indicated that, notwithstanding the published rate of \$0.84 per \$100 of assessed valuation, the Board was inclined to set the total 2026 tax rate between \$0.785 and \$0.79 per \$100 of assessed valuation.

Following discussion, no action was taken by the Board in connection with the matters discussed hereinabove.

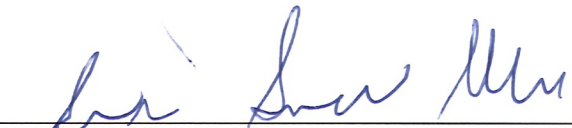
MATTERS FOR PLACEMENT ON FUTURE AGENDAS

The Board considered items for placement on future agendas. In that regard, the Board advised of its next scheduled meeting to be held in the offices of Schwartz, Page & Harding, L.L.P. on Tuesday, October 13, 2026, at 11:00 a.m., at which meeting the Board will conduct a public hearing and take action to levy the District's 2026 tax rate.

ADJOURNMENT

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




Secretary