

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

July 13, 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 July 13, 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 Director Fabian, thus constituting a quorum.

Also present were Ryan Derong of BGE, Inc. ("BGE"); Denise Oppenheimer of Municipal Accounts & Consulting, L.P. ("MA&C"); Johnnie Thompson 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"); Jeremy Hitchcock and Brad Wander of The Spencer Company ("Spencer"); Sergeant Joe Duke of Harris County Constable's Office, Precinct 5; Denver Aranda of Flock Safety ("Flock"); Bryson and Paxton Goodspeed, sons of Director Goodspeed; and Mitchell G. Page and Peyton McKelvey 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 deferred consideration of the draft minutes of its meetings held on June 8, 2026, as it was noted that said minutes are still being prepared.

TAX ASSESSOR-COLLECTOR REPORT

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

including the disbursements presented for approval. Following discussion, it was moved by Director Vallianos, seconded by Director Woodall and unanimously carried, that the Tax Assessor-Collector Monthly Report be approved, as presented, and the disbursements listed therein be approved for payment.

DELINQUENT TAX COLLECTIONS REPORT

The Board deferred consideration of a 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.

Paulina Baker of Howard Hughes Holdings, Inc., on behalf of Bridgeland Development, LP (the "Developer"), entered the meeting at this time.

BOOKKEEPER'S REPORT AND QUARTERLY INVESTMENT REPORT

Ms. Oppenheimer presented to and reviewed with the Board the Bookkeeper's Report dated June 8, 2026, and the Quarterly Investment Report for the period ending May 31, 2026, copies of which are attached hereto as **Exhibit B**, including the disbursements presented for approval and the cash flow forecast for the District's operating account. In addition to the checks presented in the Bookkeeper's Report, Ms. Oppenheimer noted that check no. 9043, payable to Director Fabian, would be voided. She also requested the Board's approval for checks no. 9081, 9082, and 9083. Following discussion, it was moved by Director Woodall, seconded by Director Vallianos and unanimously carried, that (i) the Bookkeeper's Report be approved, as presented, and the disbursements listed therein be approved for payment, with the addition of checks no. 9081, 9082, and 9083, and with the exception of check no. 9043, which was voided, and (ii) the Quarterly Investment Report for the period ending May 31, 2026 be approved, as presented, and the District's Investment Officers be authorized to execute same on behalf of the Board and the District.

A discussion ensued regarding the District's participation in the Certificate of Deposit Account Registry Service ("CDARS"). In connection therewith, Mr. Page explained the differences between investments in traditional certificates of deposit and CDARS. Ms. Oppenheimer provided additional information regarding the program. Following discussion, Director Goodspeed moved to authorize MA&C to invest approximately 30% of the District's invested funds through CDARS. Director Woodall seconded the motion, which carried unanimously.

PROPOSALS FROM ENERGY CONSULTANTS FOR ELECTRICITY BROKERAGE SERVICES

The Board next considered the status of proposals from energy consultants for electricity brokerage services. In connection therewith, Mr. Page provided a brief update as to the status of proposals. Following discussion on the matter, the Board concurred to defer action at this time.

OPERATIONS REPORT

Mr. Scott presented to and reviewed with the Board the Operations Report dated July 13, 2026, a copy of which is attached hereto as **Exhibit C**. Following discussion, it was moved by Director Vallianos, seconded by Director Woodall 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.

A discussion ensued regarding accountability in Harris County Municipal Utility District No. 418 ("MUD 418"), which was reported to be 67.72%. Mr. Page advised the Board that the operators serving the Bridgeland community are working to improve accountability and that Municipal District Services, LLC ("MDS"), the operator for MUD 418, will begin providing weekly email updates regarding the operation of the master facilities to improve communications with the Bridgeland districts. Following discussion, the Board requested that a representative of MDS attend the Board's next meeting.

GARBAGE AND RECYCLING COLLECTION SERVICES

Ms. Nussa next provided the Board with a general update regarding the District's garbage and recycling collections. In connection therewith, she noted that the QR code stickers for the resident garbage and recycling carts have been received. Director Goodspeed advised that Si Environmental is working to engage a contractor to place the stickers on existing garbage and recycling carts. Following discussion, it was noted that no action was required of the Board at this time.

Ms. Nussa exited the meeting at this time.

ENGINEER'S REPORT

Mr. Derong presented to and reviewed with the Board the Engineer's Report dated July 13, 2026, a copy of which is attached hereto as **Exhibit D**. Following discussion, it was noted that no action was required of the Board in connection with the Engineer's Report.

Director Goodspeed next presented to and reviewed with the Board a proposal from BEKN Electrical Consultants, LLC ("BEKN"), for electrical acceptance testing for the District's Lift Station Nos. 1, 2 and 3, at a cost of \$2,900 per Lift Station. Copies of such proposals are included with **Exhibit D**. Following discussion, Director Woodall moved to accept the proposals from BEKN. Director Vallianos seconded said motion, which unanimously carried.

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 was filed on July 2, 2026, and was declared administratively

completed on July 6, 2026. No action was required by the Board in connection with this matter at this time.

Ms. Thompson exited the meeting 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 introduced Mr. Aranda to the Board as a representative of Flock Safety, who will be assisting with additional camera placements and relocations throughout the Bridgeland community. It was noted that Mr. Aranda would be working with the District's consultants and Sgt. Duke moving forward.

Director Goodspeed next advised the Board that the Agency is considering participation in a community event to encourage the children in Bridgeland to read. He explained that a local restaurant has offered to donate personal pan pizzas to children as a reward for reading with their parents. He explained that in connection with this event, officers from the Constable's office would also attend schools in Bridgeland to read with the children. Following discussion, it was noted that no action was required by the Board in connection with community events at this time.

WEBSITE UPDATES

Ms. Craig next presented to and reviewed with the Board a Monthly Communications Report dated July 13, 2026, as prepared by Touchstone, a copy of which is attached hereto as **Exhibit E**. Following review and discussion, the Board requested that Touchstone add a "Pay My Bill" button to the District's website home page, for easy access by residents. Ms. Craig noted that she will handle same.

A discussion ensued regarding the holiday parade, which has been under consideration by the Board. Ms. Craig reported that the Cy-Fair Fire Department is available to meet regarding the event and advised that the Board may contact the department to discuss planning and coordination.

Ms. Craig exited the meeting at this time.

DEVELOPER'S REPORT

Ms. Baker presented to and reviewed with the Board the home inventory report through June 2026, as prepared by the Developer, a copy of which is attached hereto as **Exhibit F**. 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 LAKELAND VILLAGE HOMEOWNER'S ASSOCIATION (THE "ASSOCIATION")

The Board next considered the status of various matters relative to Council and/or the Association. In connection therewith, Mr. Page discussed the District's Recreational Facilities Maintenance Agreement with Council, including the purpose and origin thereof. Following

discussion, Director Goodspeed moved to condition next year's contribution to Council on Council's ability to enforce safety rules for micromobility devices on private property throughout the Bridgeland community. Said motion failed for lack of a second.

A discussion ensued regarding the standards of maintenance for the landscaping throughout Lakeland Village. Following discussion on the matter, the Board concurred to invite a representative from Council to meet and discuss the Board's concerns relating to same.

Director Goodspeed next introduced Mr. Hitchcock and Mr. Wander of Spencer to the Board. He then presented and reviewed with the Board the Landscape Enhancement Summary, dated July 1, 2026, a copy of which is attached hereto as **Exhibit G**. In connection therewith, Mr. Wander recommended upgrading the District's irrigation system to the Rain Bird system. He also recommended installing shade-tolerant grass varieties in areas with significant tree coverage. The Board discussed potential financing options for the proposed landscaping enhancements. Director Goodspeed stated that he would investigate potential sources of financial assistance and present a proposal for same at a future Board meeting. Following further discussion of the Landscape Enhancement Summary, the Board requested that Spencer provide a map identifying the proposed improvement areas to BGE so that BGE can confirm the existence of the necessary easements before any work proceeds.

SITE PLAN FOR 5-ACRE ADMINISTRATIVE FACILITY SITE

Director Goodspeed next updated the Board as to the 5-acre administrative facility site. In connection therewith, he noted that Harris County Municipal Utility District No. 489 ("MUD 489") declined to sell its portion of the site to the District, and is prepared to pay 50% of the costs to develop the site. Mr. Page noted that discussions are ongoing regarding this matter.

AUTHORIZE FILING OF LOCAL GOVERNMENT BOND, TAX, AND PROJECT DATABASE REPORT WITH THE TEXAS COMPTROLLER OF PUBLIC ACCOUNTS PURSUANT TO SECTION 403.702, GOVERNMENT CODE

Mr. Page advised the Board that, pursuant to Chapter 403, Texas Government Code, as amended by H. B. 103 in the 89th Regular Legislative Session, every taxing unit that currently levies a tax, including the District, must annually submit a tax rate and bond authorization and issuance report to the Comptroller of Public Accounts (the "Comptroller") for inclusion in the Comptroller's Local Government, Bond, Tax, and Project Database. He noted that, pursuant to the rules adopted by the Comptroller, the annual report will include (i) bond elections held in May 2026, and (ii) bond issuances that utilized authority voted since May 2015. Following discussion, Director Thomas moved that the District's consultants be authorized to prepare the report, and that SPH be authorized to submit same to the Comptroller on the District's behalf. Director Vallianos seconded the motion which carried unanimously.

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 noted that Director Vallianos has 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, which had not already been discussed.

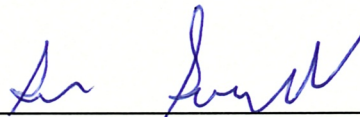
MATTERS FOR PLACEMENT ON FUTURE AGENDAS

The Board considered items for placement on future agendas and noted that no items, other than routine or ongoing matters, were requested.

ADJOURNMENT

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




Secretary

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 419

LIST OF ATTACHMENTS TO MINUTES

July 13, 2026

- Exhibit A –** Tax Assessor-Collector's Report
- Exhibit B –** Bookkeeper's Report
- Exhibit C –** Operations Report
- Exhibit D –** Engineer's Report
- Exhibit E –** Monthly Communications Report
- Exhibit F –** Home Inventory Report