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

December 8, 2025

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 December 8, 2025, 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:

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

and all of said persons were present, with the exception of Director Woodall, thus constituting a quorum. Director Woodall entered the meeting after it was called to order, as noted herein.

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"); Paulina Baker of Howard Hughes Holdings, Inc., on behalf of Bridgeland Development, LP (the "Developer"); Mike Scott of Si Environmental, LLC ("Si Environmental"); Barbara Nussa of Republic Services, Inc. ("Republic"); Greg Lentz of Masterson Advisors LLC ("Masterson"); Jenna Craig of Touchstone District Services, LLC ("Touchstone"); 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 meetings held on May 9, 2025, and November 10, 2025. Mr. Page advised the Board that SPH is awaiting notes to prepare the draft minutes of the Board meeting held on May 9, 2025, and requested that the Board defer its consideration of the approval of same until next month's meeting. Following review and discussion, it was moved by Director Goodspeed, seconded by Director Vallianos and unanimously carried, that the minutes of the November 10, 2025, Board meeting be approved, as written. The Board concurred to defer its consideration of the approval of the draft minutes of its

meeting held on May 9, 2025.

ELECTION OF OFFICERS AND REORGANIZATION OF THE BOARD OF DIRECTORS

The Board concurred to defer its consideration of the election of officers and reorganization of the Board until later in the meeting, upon Director Woodall's arrival.

DISTRICT REGISTRATION FORM

The Board concurred to defer its approval of a District Registration Form relative to the election of officers until later in the meeting, upon Director Woodall's arrival.

BOOKKEEPER'S REPORT

Ms. Oppenheimer presented to and reviewed with the Board the Bookkeeper's Report dated December 8, 2025, a copy of which is attached hereto as **Exhibit A**, 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 Fabian and unanimously carried, that the Bookkeeper's Report be approved, as presented, and the disbursements listed therein be approved for payment, with the addition of (i) check no. 8813, payable to the Lakeland Village Community Association (the "Association") in the amount of $200,000.00, for the District's contribution to the Association for costs to be incurred by the Association in its implementation of certain landscape improvements to serve the District, and (ii) check no. 8814, payable to Director Goodspeed in the amount of $1,033.70, for the reimbursement of eligible director expenses.

Director Woodall entered the meeting at this time.

TAX ASSESSOR-COLLECTOR REPORT

Ms. Washington presented to and reviewed with the Board the Tax Assessor-Collector Monthly Report for the month of November 2025, a copy of which is attached hereto as **Exhibit B**, 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.

DELINQUENT TAX COLLECTIONS REPORT

Mr. Page noted that no Delinquent Tax Collections Report was received nor is due at this time from Perdue, Brandon, Fielder, Collins & Mott, L.L.P, delinquent tax collections attorney for the District.

ELECTION OF OFFICERS AND REORGANIZATION OF THE BOARD OF DIRECTORS

The Board next considered the reorganization of the Board and the election of officers. Following discussion, it was moved by Director Goodspeed, seconded by Director Thomas and unanimously carried, that Director Woodall be elected President of the Board, that Director Thomas be elected Assistant Secretary of the Board, and that the remainder of the Board continue in their offices of Vice President, Secretary and Assistant Secretary, respectively.

DISTRICT REGISTRATION FORM

The Board next considered the approval of a District Registration Form, as required by the Texas Commission on Environmental Quality (the "TCEQ"). Mr. Page explained that, in accordance with the Texas Water Code, special districts are required to file names, mailing addresses, officer positions and terms of directors with the TCEQ within thirty days after any change to same. He advised that, with the Board's approval, SPH will complete the District Registration Form to reflect the reorganization of the Board, and file same with the TCEQ, as required. Following discussion, Director Goodspeed moved that the Board authorize SPH to complete the District Registration Form and file same with the TCEQ, as discussed. Director Vallianos seconded said motion, which unanimously carried.

FUTURE ISSUANCE OF THE DISTRICT'S FINAL SERIES OF RECREATIONAL BONDS

The Board next considered and discussed the issuance of the District's final series of recreational bonds. In connection therewith, Mr. Lentz presented to and reviewed with the Board a Proforma Cash Flow Analysis for the proposed issuance of the District's $5,425,000 Unlimited Tax Park Bonds, Series 2026 (the "Series 2026 Park Bonds"), copy of which is attached hereto as **Exhibit C**. Following review and discussion, it was moved by Director Vallianos, seconded by Director Woodall and unanimously carried, that BGE be authorized to prepare a Summary of Costs for the proposed Series 2026 Park Bonds for the Board's consideration at a future meeting.

OPERATIONS REPORT

Mr. Scott presented to and reviewed with the Board the Operations Report dated December 8, 2025, a copy of which is attached hereto as **Exhibit D**. In connection therewith, Mr. Scott presented to and reviewed with the Board a handout for the proposed purchase of carports to serve as a protective covering for the District's Godwin pumps, a copy of which is included with **Exhibit D**. Following review and discussion, it was moved by Director Vallianos, seconded by Director Goodspeed and unanimously carried, that the Operations Report and the action items listed therein be approved, including the purchase of the carports and related equipment to store piping and supplies at a cost not to exceed $3,000.00.

Director Goodspeed then inquired whether the Board could provide a recommendation to the Board of Directors of Harris County Municipal Utility District No. 490 ("No. 490") and the Board of Directors of Harris County Municipal Utility District No. 418 ("No. 418") to consider

engaging Si Environmental to serve as the operations services provider for both districts. Following discussion, it was moved by Director Woodall, seconded by Director Vallianos and unanimously carried, that Directors Goodspeed and Woodall be authorized to prepare a letter of recommendation to the Board of Directors of No. 490 and the Board of Directors of No. 418, on behalf of the Board and the District, and that Director Woodall be authorized to execute same upon completion.

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 this matter.

ENGINEER'S REPORT

Mr. Derong next presented to and reviewed with the Board the Engineer's Report dated December 8, 2025, a copy of which is attached hereto as **Exhibit E**, including the pay application listed therein. 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.

STATUS OF APPLICATION TO TCEQ REQUESTING APPROVAL FOR USE OF SURPLUS FUNDS

The Board considered the status of the preparation of an application to the TCEQ for the use of surplus funds to reimburse the Developer for eligible costs incurred on the District's behalf, with remaining surplus funds to be used for lift station fencing replacements. In connection therewith, Mr. Derong requested that the Board continue to defer its consideration of the surplus funds application until the construction of Mason Road, Sections 8 and 9 has been completed. Mr. Page then inquired whether the surplus funds application and the bond application report for the District's proposed Series 2026 Park Bonds could be combined and submitted to the TCEQ as one application in order to reduce application expenses. Mr. Derong responded that he would look into the matter and report back with his findings. Following discussion, the Board concurred to defer consideration of said surplus funds application until the completion of Mason Road, Sections 8 and 9, as discussed.

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 following community events: (i) the 2026 hazardous waste collection and electronics recycling event, which has been tentatively scheduled for October 24, 2026; (ii) the 2026 annual document shred event, which has been tentatively scheduled for March 28, 2026; and (iii) the 2026 barbecue and outreach event, which has been tentatively scheduled for March 20, 2026, and March 21, 2026. It was noted that no action was required by the Board in connection with this matter.

WEBSITE UPDATES

Ms. Craig next presented to and reviewed with the Board a Monthly Communications Report dated December 8, 2025, as prepared by Touchstone, a copy of which is attached hereto as **Exhibit F**. 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 November 2025, as prepared by the Developer, a copy of which is attached hereto as **Exhibit G**. It was noted that no action was required by the Board in connection with such report.

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

The Board next considered the status of various matters relative to Council and/or the Association. In connection therewith, Director Goodspeed advised that the Lakeland Village Landscape Improvements (the "Project") will be more costly for the District to undertake than the Lakeland Village Homeowner's Association (the "Association) due to the various state law contract requirements that apply to the District. He recommended that the District contribute funds to the Association for the Project, and that the Association let the contract for the Project to the Spencer Company. Mr. Page then presented to and reviewed with the Board a proposed letter to the Association submitting the first installment of the District's contribution towards the Project in the amount of $200,000.00, a copy of which is attached hereto as **Exhibit H**. Mr. Page requested that the Board authorize the President to execute such letter, on behalf of the Board and the District, and additionally requested that the Board designate two (2) of its members to serve as the District's points of contact for all matters related to the Project. Following discussion, it was moved by Director Goodspeed, seconded by Director Fabian and unanimously carried, that (i) the proposed letter submitting the first installment of the District's contribution to the Association for the Project be approved, and that the President be authorized to execute same on behalf of the Board and the District, and (ii) Directors Goodspeed and Thomas be designated as the District's points of contact for matters related to the Project.

ATTORNEY'S REPORT

The Board next considered the Attorney's Report. In connection therewith, Mr. Page presented and reviewed with the Board correspondence received from Masterson relative to disclosure requirements imposed by the Municipal Securities Rulemaking Board's Rule G-10, a copy of which is attached hereto as **Exhibit I**. Following discussion, the Board concurred to formally acknowledge receipt of said disclosure.

SCHEDULE FOR FUTURE BOARD MEETINGS; MATTERS FOR PLACEMENT ON FUTURE AGENDAS

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

ADJOURNMENT

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

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 419

Secretary

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 419

LIST OF ATTACHMENTS TO MINUTES

December 8, 2025

Exhibit A –	Bookkeeper's Report
Exhibit B –	Tax Assessor-Collector's Report
Exhibit C –	Proforma Cash Flow Analysis
Exhibit D –	Operations Report
Exhibit E –	Engineer's Report
Exhibit F –	Monthly Communications Report
Exhibit G –	Home Inventory Report through November 2025
Exhibit H –	Letter for Contribution to Lakeland Village Community Association, Inc.
Exhibit I –	MSRB Rule G-10 Disclosure Letter