

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

January 12, 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 January 12, 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, with the exception of Directors Goodspeed and Fabian, thus constituting a quorum.

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"); Greg Lentz of Masterson Advisors LLC ("Masterson"); Jenna Craig of Touchstone District Services, LLC ("Touchstone"); 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 considered the approval of the draft minutes of its meetings held on May 9, 2025, and December 8, 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 Vallianos, seconded by Director Woodall and unanimously carried, that the minutes of the December 8, 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.

BOOKKEEPER'S REPORT AND QUARTERLY INVESTMENT INVENTORY REPORT

Ms. Oppenheimer presented to and reviewed with the Board the Bookkeeper's Report dated January 12, 2026, 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. Ms. Oppenheimer additionally presented the Quarterly Investment Inventory Report for the period ended November 30, 2025, a copy of which is included in the Bookkeeper's Report. 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 exception of check nos. 8816 and 8820, which were voided, and (ii) the Quarterly Investment Inventory Report be approved, as presented, and the District's Investment Officer be authorized to execute same on behalf of the Board and the District.

TAX ASSESSOR-COLLECTOR REPORT

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

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. ("Perdue Brandon"), delinquent tax collections attorney for the District.

ADDITIONAL PENALTY ON DELINQUENT PERSONAL PROPERTY TAXES

Mr. Page advised the Board that it is authorized, pursuant to Section 33.11 of the Tax Code, to impose, under certain conditions, an additional penalty not to exceed 20% of the total taxes, penalty and interest due the District on personal property that become delinquent after February 1 of a year and that remain delinquent sixty (60) days after said date, to defray the costs of collection of said delinquent taxes, in accordance with Section 33.11 of the Tax Code, as amended. Following discussion, it was moved by Director Vallianos, seconded by Director Woodall and unanimously carried, that: (i) the Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes, attached hereto as **Exhibit C**, be adopted by the Board, and (ii) Perdue Brandon be authorized to proceed with collection of the District's delinquent 2025 personal property tax accounts on April 1, 2026, including the filing of lawsuits, as necessary.

EXEMPTIONS FROM TAXATION

The Board considered granting exemptions from taxation for 2026. In connection therewith, Mr. Page outlined for the Board the various tax exemptions available for the District,

including the exemptions provided for by Article VIII, Section 1-b of the Texas Constitution and Section 11.13 of the Tax Code, as amended. He advised that under said provisions, the District may provide for the exemption of up to 20% (but not less than \$5,000, if granted) of the market value of residential homestead improvements for the year 2026, and may also exempt residential homesteads of persons who are under a disability for purposes of payment of disability insurance benefits under the Federal Old Age, Survivors and Disability Insurance Act, or its successor, or persons sixty-five years of age or older from ad valorem taxes levied by the District during the calendar year 2026, and, if any such exemptions are granted, they must be for not less than \$3,000 of the market value of such homesteads. Ms. Washington then presented to and reviewed with the Board a 2026 Exemption Analysis prepared by Wheeler, a copy of which analysis is attached hereto as **Exhibit D**. After further discussion on the matter, it was moved by Director Thomas, seconded by Director Vallianos and unanimously carried, that (i) the District grant an exemption in the amount of \$30,000 for residents 65 years of age or older, (ii) the District grant an exemption for persons under a disability in the amount of \$35,000, (iii) the District grant a general homestead exemption of 10%, and (iii) the Resolution Concerning Exemptions from Taxation, a copy of which is attached hereto as **Exhibit E**, be approved and adopted by the Board and the District.

TEXAS COMPTROLLER OF PUBLIC ACCOUNTS SPECIAL PURPOSE DISTRICT PUBLIC INFORMATION DATABASE

Mr. Page informed the Board that, pursuant to provisions of Chapter 403, Government Code, and Chapter 203, Local Government Code, the District is required to submit information to the Texas Comptroller of Public Accounts (the "Comptroller") for inclusion in the Special Purpose District Public Information Database. Following discussion, it was moved by Director Vallianos, seconded by Director Woodall and unanimously carried, that Forvis Mazars, LLP, the District's auditor, be authorized to prepare the required information and submit same to the Comptroller for inclusion in the Special Purpose District Public Information Database.

OPERATIONS REPORT

Mr. Scott presented to and reviewed with the Board the Operations Report dated January 12, 2026, a copy of which is attached hereto as **Exhibit F**. Following review and discussion, it was moved by Director Woodall, seconded by Director Vallianos 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.

2026 WATER LOSS AUDIT

The Board next considered authorizing the District's engineer and operator to perform the 2026 water loss audit. In connection therewith, Mr. Page advised the Board that, pursuant to Section 16.0121 of the Texas Water Code, municipal utility districts that provide potable water to members of the public are required to perform and file with the Texas Water Development Board ("TWBD") every five (5) years, an audit computing the utility's most recent annual system water loss. Following discussion, it was moved by Director Woodall, seconded by Director Vallianos and unanimously carried, that the District's operator and engineer be authorized to perform the 2026 water loss audit and file same with the TWBD by May 1, 2026.

Ms. Washington exited the meeting at this time.

GARBAGE AND RECYCLING COLLECTION SERVICES

Mr. Page reported that the District's representative from Republic Services, Inc. was unable to attend today's Board meeting, but confirmed that there was nothing new to discuss with respect to the District's garbage and recycling collections at this time.

ENGINEER'S REPORT

Mr. Derong presented to and reviewed with the Board the Engineer's Report dated January 12, 2026, a copy of which is attached hereto as **Exhibit G**, including the pay estimate and pay application listed therein.

Mr. Derong informed the Board that the community mailboxes located on Moonlit Drive appear to be sinking, and suggested that the supporting foundation needs to be lifted and leveled. Mr. Page advised that the mailboxes are not District property and that mailbox maintenance matters are usually the Lakeland Village Homeowner's Association's (the "HOA") responsibility. He suggested that BGE notify the HOA regarding the issue and provide a recommendation for a contractor to perform the repair work.

Director Vallianos expressed concerns regarding recent high-speed traffic issues on North Bridgeland Lake Parkway between Oak Meadow Drive and Mason Road, and inquired if a traffic study could be conducted at such location. Mr. Derong advised that he would request pricing for the traffic study and present same to the Board for its consideration at next month's meeting.

Following discussion, it was moved by Director Woodall, seconded by Director Vallianos and unanimously carried, that the Engineer's Report and the action items listed therein be approved.

STATUS OF APPLICATION TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY ("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 advised the Board that BGE is waiting for a response from the TCEQ on whether or not the surplus funds application and the bond application report for the District's proposed \$5,425,000 Unlimited Tax Park Bonds, Series 2026 (the "Series 2026 Park Bonds") can be combined and submitted to the TCEQ as one application. Following discussion, it was noted that no action was required by the Board in connection with this matter.

STATUS OF PROPOSED ISSUANCE OF THE DISTRICT'S SERIES 2026 PARK BONDS

The Board next considered the status of the proposed issuance of the District's Series 2026

Park Bonds. In connection therewith, Mr. Page provided an estimated timeline for the filing of the bond application report for the Series 2026 Park Bonds. Following discussion, it was noted that no action was required by the Board in connection with this matter.

BRIDGELAND WATER AGENCY (THE "AGENCY")

The Board next considered the status of matters related to the Agency. In connection therewith, Mr. Page 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. He also noted that the Agency is preparing a year in review document to share with the Member Districts. 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 January 12, 2026, as prepared by Touchstone, a copy of which is attached hereto as **Exhibit H**. 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 December 2025, as prepared by the Developer, a copy of which is attached hereto as **Exhibit I**.

Ms. Baker next addressed the Board regarding the rehabilitation of House Hahl Trail. After discussion, Mr. Derong advised that he would request pricing for a House Hahl Trail cart count and present same to the Board for its consideration at next month's meeting.

Director Vallianos inquired if the previous Bridgeland welcome center building could be repurposed for District use, to which Ms. Baker responded that she would look into the matter further.

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

The Board next considered the status of various matters relative to Council and/or the HOA. In connection therewith, Mr. Page provided a brief update regarding the status of the HOA's landscaping improvements project. Following discussion, it was noted that no action was required by the Board in connection with this matter.

Mr. Lentz exited the meeting at this time.

RENEWAL OF DISTRICT INSURANCE COVERAGES

Mr. Page reported to the Board that the District's current insurance coverage through Arthur J. Gallagher & Co. ("Gallagher"), will expire on March 31, 2026. He informed the Board of the other insurance companies available to the District that provide coverage to water districts, and inquired as to whether the Board desired to solicit proposals from such companies for review prior to the expiration of the District's current policies. Following discussion, the Board requested that SPH solicit a renewal proposal from Gallagher, its current provider, for consideration at next month's meeting.

TRACEAIR FLYOVER AS OF JANUARY 1, 2026

Mr. Page next discussed with the Board the District's participation in the annual aerial flyover of the Bridgeland development. Mr. Page reminded the Board that said flyover provides for the gathering of data and photographs to assist in, among other things, the evaluation of Harris Central Appraisal District's assessment of land values as of January 1, 2026. Following discussion, it was moved by Director Vallianos, seconded by Director Woodall and unanimously carried, that: (i) the District's participation in the cost for the TraceAir flyover as of January 1, 2026, be authorized; (ii) the District enter into a letter agreement, in a form prepared by SPH, to share the costs of the flyover with the other Bridgeland water districts; and (iii) the President be authorized to execute said letter agreement on behalf of the Board and the District. A copy of the letter agreement, thus approved, is attached hereto as **Exhibit J**.

SUPPLEMENTAL AGENDA

The Board next considered calling the Election in accordance with the requirements of the Texas Water Code. In connection therewith, Mr. Page presented the Order Calling Directors Election (the "Order"), attached hereto as **Exhibit K**, calling the Election to be held on May 2, 2026. It was noted that the terms of office of Directors Goodspeed and Woodall expire in May of this year. In reviewing the Order with the Board, Mr. Page advised that the Texas Water Code and the Texas Election Code authorize the Board to designate an agent to perform certain duties in connection with the Election, and that the Order named Peyton E. McKelvey as such agent (the "Election Agent"). Mr. Page further advised the Board that notice of the Election must be given in accordance with the requirements of the Texas Election Code. Mr. Page advised the Board that notice of the Election could be given by one or more of the following methods: (i) publishing the notice in a newspaper published in the territory of the District or of general circulation in the District at least ten (10) days before the election, but not more than thirty (30) days before the election; (ii) posting the notice at a public place in each election precinct that overlaps the District at least twenty-one (21) days before the election; or (iii) mailing the notice to each registered voter in the District at least ten (10) days before the election. He further advised that, in addition to the above, notice must be posted on the District's website at least twenty-one (21) days before the election. Following discussion of the options, the Board concurred that notice of the Election be given by posting same at a public place in each election precinct that overlaps the District and on the District's website. After discussion on the matter, Director Vallianos moved that said Order be passed and adopted, that the President and Assistant Secretary be authorized to execute the Order, and that the Election Agent be authorized and directed to make necessary arrangements for

the Election in accordance with the Order. Director Woodall seconded said motion, which unanimously carried. Mr. Page advised the Board that if each candidate whose name is to appear on the ballot is unopposed as of 5:00 p.m. on February 20, 2026, the Board may thereafter cancel the Election in accordance with the Texas Election Code.

The Board next considered the establishment of fees to be paid to officials for the Election. Mr. Page advised the Board that in accordance with the Texas Election Code, the rate of pay for judges and clerks shall be determined by the Board, but shall not be less than the federal minimum wage rate. After discussion on the matter, Director Vallianos moved that the judges and clerks for the Election, including early voting clerks, be paid \$10.00 per hour. Director Woodall seconded said motion, which unanimously carried.

ATTORNEY'S REPORT

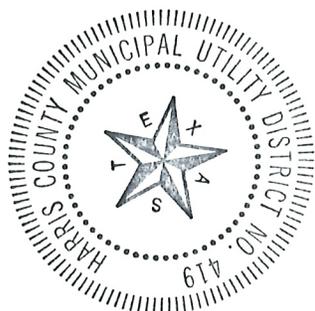
The Board next considered the Attorney's Report. In connection therewith, Mr. Page presented to and reviewed with the Board a memorandum prepared by the West Harris County Regional Water Authority ("WHCRWA") regarding the 2026 appointment process for the WHCRWA Board of Directors, a copy of which is attached hereto as **Exhibit L**. Following discussion, it was noted that no action was taken by the Board in connection with this matter.

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

The Board considered items for placement on future agendas. Following discussion, the Board concurred that the next regular meeting scheduled for Monday, February 9, 2026, be rescheduled to Monday, February 23, 2026, at 3:00 p.m.

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.



Secretary

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 419

LIST OF ATTACHMENTS TO MINUTES

January 12, 2026

- Exhibit A** – Bookkeeper's Report
- Exhibit B** – Tax Assessor-Collector's Report
- Exhibit C** – Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes
- Exhibit D** – 2026 Exemption Analysis
- Exhibit E** – Resolution Concerning Exemptions from Taxation
- Exhibit F** – Operations Report
- Exhibit G** – Engineer's Report
- Exhibit H** – Monthly Communications Report
- Exhibit I** – Home Inventory Report through December 2025
- Exhibit J** – Letter Agreement for TraceAir Flyover as of January 1, 2026
- Exhibit K** – Order Calling Directors Election
- Exhibit L** – WHCRWA Notice of 2026 Appointment Process for Authority Directors