

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 200,
OF HARRIS COUNTY, TEXAS**

Minutes of Board of Directors Meeting
January 20, 2026

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 200, of Harris County, Texas (the "District"), met at a designated meeting place of the Board on January 20, 2026, in accordance with the duly posted Notice of Public Meeting and the roll was called of the duly constituted officers and members of said Board, as follows:

James Wright, President
Tanya Wilson, Vice President
George Robinson, Secretary
Margaret Sokolowska, Assistant Secretary
Kenneth Marshall, Assistant Secretary

and all of said persons were present, except Directors Robinson and Marshall, thus constituting a quorum. Directors Robinson and Marshall each entered the meeting after it was called to order, as noted herein.

Also present were Justin Abshire and Chase Widener of Quiddity Engineering, LLC ("Quiddity"); Jared Martin of Municipal Operations & Consulting, Inc. ("MOC"); Toto Ontowiryo of Municipal Accounts & Consulting, L.P. ("MA&C"); Isabel Mata of Wheeler & Associates, Inc. ("Wheeler"); Debbie Shelton of Masterson Advisors LLC ("Masterson"); Karen Sears and Melanie Burges of Storm Water Solutions, LLC ("SWS"); Captain Garcia, Corporal Campos, Lieutenant Wells and Sergeant Cipriano of the Harris County Constable's Office, Precinct 4 ("HCCO"); and Gina Free 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

There were no comments from the public.

APPROVAL OF MINUTES

As the next order of business, the Board considered approving the draft minutes of the Board's meeting held on December 16, 2025. After discussion, it was moved by Director Wilson that the minutes of the December 16, 2025, Board meeting be approved, as written. Director Sokolowska seconded said motion, which unanimously carried.

HCCO SECURITY REPORT

Captain Garcia introduced himself to the Board and presented to and reviewed with the Board the HCCO Security Report for the month of December 2025, a copy of which is attached hereto as **Exhibit A**. Corporal Campos then discussed security matters within the District and responded to questions from the Board. A lengthy discussion ensued regarding patrol personnel. Captain Garcia responded to questions from the Board regarding same.

Director Robinson entered the meeting during the above discussion. Captain Garcia, Corporal Campos, Lieutenant Wells and Sergeant Cipriano exited the meeting at this time.

RECEIVE AND ACT UPON BIDS FOR THE PURCHASE OF THE DISTRICT'S \$32,600,000 UNLIMITED TAX BONDS, SERIES 2026 BONDS (THE "BONDS")

The Board next considered the sale of the Bonds. In connection therewith, Ms. Shelton announced that six (6) bids had been received and that the low bid was submitted by Robert W. Baird & Co., Inc. ("Baird") at a net effective interest rate of 4.484844%. Copies of the Bid Results and accompanying Pricing Book for the Bonds are attached hereto as **Exhibit B**. Ms. Shelton advised that the low bid had been verified, the required good faith check received, and that she recommends acceptance of Baird's bid. After discussion, Director Wright moved that the Board accept Baird's bid for the purchase of all of the Bonds at a net effective interest rate of 4.484844%, and Baird's Texas Ethics Commission ("TEC") Form 1295 be accepted and acknowledged. Director Robinson seconded said motion, which unanimously carried.

ADOPTION OF ORDER AUTHORIZING THE SALE, ISSUANCE AND DELIVERY OF THE BONDS

The Board then considered additional matters related to the sale, issuance and delivery of the Bonds. In connection therewith, Ms. Free presented an Order authorizing the sale, issuance and delivery of the Bonds (the "Bond Order"), and reviewed various provisions of the Bond Order with the Board. After further discussion, it was duly moved by Director Wright, seconded by Director Robinson and unanimously carried that the Bond Order, substantially in the form attached as **Exhibit C**, be passed and adopted, subject to completion of same by SPH, and that the President be authorized to execute the Bond Order and the Secretary to attest to same on behalf of the Board and the District.

APPROVAL AND DISTRIBUTION OF FINAL OFFICIAL STATEMENT RELATIVE TO THE BONDS

Ms. Free discussed the completion of the Final Official Statement to be prepared by Masterson in connection with the Bonds. After discussion, Director Wright moved that Masterson be authorized to complete the Final Official Statement, dated as of the date of this meeting, and that said Final Official Statement be adopted by the Board and the District. Director Robinson seconded said motion, which carried unanimously.

APPROVAL AND EXECUTION OF PAYING AGENT/REGISTRAR AGREEMENT IN CONNECTION WITH THE ISSUANCE OF THE BONDS

The Board next considered and reviewed the proposed Paying Agent/Registrar Agreement (the "Paying Agent Agreement") between the District and Regions Bank relative to the Bonds, a copy of which is attached as **Exhibit D**. Ms. Free reviewed the various provisions of the Paying Agent Agreement with the Board. After discussion, Director Wright moved that the Paying Agent Agreement be approved, and the President be authorized to execute same on behalf of the Board and the District. Director Robinson seconded said motion, which carried unanimously.

ACT UPON ANY OTHER MATTERS CONCERNING THE BONDS

As the next order of business, the Board considered acting upon any other matters relative to the Bonds. In that regard, Ms. Free presented to and reviewed with the Board the General Certificate, Signature Identification and No-Litigation Certificate with Letter of Instruction to the Attorney General of Texas, and the initial bonds relative to the sale of the Bonds. After discussion, Director Wright moved that the above documentation be approved and that the Board authorize SPH to handle all matters relative to the sale of the Bonds and in obtaining approval of the Attorney General of Texas for issuance of the Bonds. Director Robinson seconded said motion, which unanimously carried.

Director Marshall entered the meeting during the above discussion.

BOOKKEEPER'S REPORT & QUARTERLY INVESTMENT INVENTORY REPORT

Mr. Ontowiryo presented to and reviewed with the Board the Bookkeeper's Report dated January 20, 2026, a copy of which is attached hereto as **Exhibit E**, including the disbursements presented therein for payment. Mr. Ontowiryo next presented the Quarterly Investment Inventory Report for the investment period ended November 30, 2025, a copy of which is attached to the Bookkeeper's Report. After discussion, Director Wilson moved that: (i) the Bookkeeper's Report be approved and the disbursements identified therein be approved for payment, and (ii) the Quarterly Investment Inventory Report for the investment period ended November 30, 2025, be approved, as presented, and the District's Investment Officers be authorized to execute same on behalf of the Board and the District. Director Robinson seconded said motion, which unanimously carried.

TAX ASSESSOR-COLLECTOR'S REPORT

Ms. Mata presented and reviewed with the Board the Tax Assessor-Collector's Report for the month ending December 31, 2025 (the "TAC Report"), including the disbursements presented therein for payment, and the Delinquent Collections Listings as of December 31, 2025, copies of which are attached hereto as **Exhibit F**. After discussion, Director Marshall moved that the TAC Report be approved as presented, and the disbursements be approved for payment. Director Sokolowska seconded the motion, which unanimously carried.

DELINQUENT TAX COLLECTIONS REPORT

Ms. Free then presented to and reviewed with the Board a Delinquent Tax Collections Report dated January 16, 2026, prepared by Ted A. Cox, P.C. ("Cox"), the District's delinquent tax collections attorney, a copy of which report is attached hereto as **Exhibit G**. She noted that no action was required by the Board at this time.

RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

The Board next considered adoption of a Resolution Concerning Exemptions from Taxation for the 2025 tax year. Ms. Free 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 Texas Tax Code, as amended. She 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 appraised value of residential homestead improvements for the year 2026 and the District 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 appraised value of such homesteads. In that regard, Ms. Mata presented a 2026 Exemption Analysis prepared by Wheeler, a copy of which is attached hereto as **Exhibit H**. After deliberation, upon a motion by Director Robinson, seconded by Director Wright and unanimously carried, the Board moved that the District (a) grant a residential homestead exemption of twenty percent (20%) of the appraised value of residential homesteads, provided that no such exemption shall be less than \$5,000, and (b) grant an exemption in the amount of \$7,500 for persons who are under a disability for purposes of payment of disability insurance benefits under Federal Old Age, Survivors, and Disability Insurance or are sixty-five years of age or older during the calendar year 2026, and that the Resolution Concerning Exemptions from Taxation relative to same, attached hereto as **Exhibit I**, be approved and the President be authorized to execute and the Secretary to attest to same on behalf of the Board and the District.

RESOLUTION AUTHORIZING AN ADDITIONAL PENALTY ON DELINQUENT PERSONAL PROPERTY TAXES

The Board considered the adoption of a Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes. Ms. Free advised that the Board is authorized, pursuant to Section 33.11 of the Texas Tax Code, as amended, to impose, under certain conditions, an additional penalty not to exceed twenty percent (20%) of the total taxes, penalty and interest due the District on personal property taxes that remain delinquent sixty (60) days after February 1, 2026, as more fully described in said Resolution. After discussion, it was moved by Director Sokolowska, seconded by Director Wright and unanimously carried, that the Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes, a copy of which is attached hereto as **Exhibit J**, be adopted by the Board, and that Cox be authorized to collect delinquent personal property taxes beginning April 1, 2026, including the filing of lawsuits, as necessary.

OPERATIONS AND MAINTENANCE REPORT

Mr. Martin presented to and reviewed with the Board the Operations and Maintenance Report for the month of December 2025, a copy of which is attached hereto as **Exhibit K**, including a list of delinquent accounts to be deemed uncollectible and a list of delinquent accounts for termination. In connection therewith, he recommended that the Board consider authorizing MOC to move the five (5) delinquent accounts reflected on the attached report to the uncollectible roll, since all collection efforts to date have been unsuccessful. Mr. Martin advised that the total amount owed on said delinquent accounts is \$947.72.

After discussion, Director Wright moved that MOC be authorized to (i) move five (5) delinquent accounts totaling \$947.72, to the uncollectible roll, as recommended by MOC, and (ii) terminate delinquent accounts in accordance with the District's Rate Order. Director Wilson seconded said motion, which unanimously carried.

ENGINEERING REPORT

Mr. Abshire presented to and reviewed with the Board a written Engineering Report dated January 19, 2026, a copy of which is attached hereto as **Exhibit L**, relative to the status of various engineering and construction projects within the District. He also presented a Water and Sewer Rate Analysis, a copy of which is included with the Engineering Report. A discussion ensued regarding same. Following said discussion, the Board requested that an item be added to the next agenda to consider amendment of the District's Rate Order in connection with said analysis.

ISSUANCE OF UTILITY COMMITMENTS

The Board noted that utility commitments were considered under the Engineering Report.

DEVELOPER'S REPORT

Ms. Free noted that a representative of IDV Development Services, LLC, was not present at the meeting.

STATUS OF ACTIVITIES OF CENTRAL HARRIS COUNTY REGIONAL WATER AUTHORITY (THE "AUTHORITY")

Ms. Free reminded the Board that the District previously reviewed a memorandum from the Authority regarding its 2026 Appointment Process for its Directors, and advised if the Board so desired, it could nominate a candidate for a position to serve on the Authority's Board of Directors. After discussion on the matter, Director Robinson moved that the Board (i) nominate Ashley Thompson (Director Precinct No. 3) as a candidate to the Board of Directors of the Authority, (ii) adopt the Resolution Nominating a Candidate for a Position on the Board of Directors of the Authority attached hereto as **Exhibit M**, and authorize the President to execute and the Secretary to attest to same on behalf of the Board and the District, and (iii) authorize SPH to deliver a copy of said Resolution to the Authority prior to the applicable deadline. Director Sokolowska seconded said motion, which unanimously carried.

STORM WATER QUALITY INSPECTION REPORT

Ms. Sears introduced Ms. Burges to the Board and then presented to the Board a Storm Water Quality Inspection Report for the month of December 2025, prepared by SWS, LLC, along with a proposal for replacing the vault lid bolt at Glen Abbey OGT Unit #1 and vault lid bolt and spring at Glen Abbey OGT Unit #2, copies of which are attached hereto as **Exhibit N**. After discussion, Director Robinson moved to approve the proposal in the amount of \$1,000 for said repairs at the Glen Abbey OGT Unit #1 and Glen Abbey OGT Unit #2. Director Wilson seconded said motion, which unanimously carried.

COMMUNICATIONS REPORT

The Board deferred discussion regarding website and text-related communication matters.

SPECIAL PURPOSE DISTRICT PUBLIC INFORMATION DATABASE

Ms. Free reminded 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 a Special Purpose District Public Information Database. After discussion, Director Robinson moved, Director Wilson seconded and it was 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 its Special Purpose District Public Information Database.

RENEWAL OF DISTRICT INSURANCE COVERAGES

Ms. Free addressed the Board regarding the solicitation of insurance proposals in connection with the renewal of the District's insurance coverages that expire March 31, 2026. After discussion, Director Robinson moved that SPH be authorized to solicit a renewal proposal from the District's current insurance carrier, Arthur J. Gallagher & Co., for consideration at its February meeting. Director Wilson seconded said motion, which unanimously carried.

MATTERS RELATED TO MAY 2, 2026 DIRECTORS ELECTION

Ms. Free reported on issues related to the District's Directors Election (the "Election") to be held on May 2, 2026. In connection therewith, Ms. Free presented to and discussed with the Board a memorandum prepared by SPH, a copy of which is attached hereto as **Exhibit O**. Ms. Free advised that Harris County will not offer joint election services to political subdivisions for the May 2, 2026 election, and therefore, the District will have to hold an independent election. She further discussed the challenges of administrating an independent election.

ACCESSIBLE VOTING SYSTEM

Ms. Free noted that Section 49.111, Texas Water Code, provides an exemption from the requirement to provide certain electronic voting systems at the Election if the District's previous directors election was canceled as uncontested or if fewer than 250 voters voted in the District's

previous directors election. Ms. Free reported that the District is exempt from said requirement because the District's previous directors election was canceled. After discussion, it was moved by Director Robinson, seconded by Director Wilson and unanimously carried that SPH be authorized to provide notice of the District's intent not to provide electronic voting systems for said Election by publication in a newspaper of general circulation in an area that includes the District.

SUPPLEMENTAL AGENDA

The Board considered calling the Election in accordance with the requirements of the Texas Water Code. In connection therewith, Ms. Free presented the Order Calling Directors Election (the "Order") attached hereto as **Exhibit P** calling the Election to be held on May 2, 2026. It was noted that the terms of office of Directors Wright, Robinson and Marshall expire in May of this year. In reviewing the Order with the Board, Ms. Free 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 Jenny Johnson as such agent (the "Election Agent"). Ms. Free further advised the Board that notice of the Election must be given in accordance with the requirements of the Texas Election Code. Ms. Free 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. She 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. After 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 Robinson moved that said Order be passed and adopted, that the President and 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 Wilson seconded said motion, which unanimously carried. Ms. Free 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. Ms. Free 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 Robinson moved that the judges and clerks for the Election, including early voting clerks, be paid \$20.00 per hour. Director Wilson seconded said motion, which unanimously carried.

ATTORNEY'S REPORT

The Board considered the Attorney's Report. In connection therewith, Ms. Free advised that she had nothing further of a legal nature to discuss with the Board at this time.

Ms. Free then presented a Customer Service Report from GFL for the month of December 2025, a copy of which is attached hereto as **Exhibit Q**. The Board noted that no action was required at this time.

CLOSED SESSION

Ms. Free advised that it would not be necessary for the Board to convene in closed session at this time.

FUTURE AGENDAS

The Board did not request any items be placed on future agendas other than those already discussed and regular and on-going items.

ADJOURNMENT

There being no further business to come before the Board, upon motion made by Director Robinson, and seconded by Director Sokolowska, the Board unanimously voted to adjourn the meeting.

(SEAL)




Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

- Exhibit A – HCSO Security Patrol Report
- Exhibit B – Bid Results and Pricing Book for Series 2026 Bonds
- Exhibit C – Bond Order
- Exhibit D – Paying Agent/Registrar Agreement with Regions Bank
- Exhibit E – Bookkeeper's Report
- Exhibit F – Tax Assessor-Collector's Report as of December 31, 2025;
Delinquent Collections Listings as of December 31, 2025
- Exhibit G – Delinquent Tax Collections Report
- Exhibit H – 2026 Exemption Analysis
- Exhibit I – Resolution Concerning Exemptions from Taxation
- Exhibit J – Resolution Authorizing an Additional Penalty on Delinquent Personal Property
Taxes
- Exhibit K – Operations and Maintenance Report
- Exhibit L – Engineering Report
- Exhibit M – Resolution Nominating a Candidate for a Position on the Board of Directors of the
Central Harris County Regional Water Authority
- Exhibit N – Storm Water Quality Inspection Report; Proposal
- Exhibit O – Memorandum regarding Independent Elections
- Exhibit P – Order Calling Directors Election
- Exhibit Q – GFL Customer Service Report