MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 278

October 8, 2026

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 278 (the "District") met in regular session, open to the public, on the 8th day of October, 2026, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

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| Eugene Newsom | President |
| Tommie Ruth Allen | Vice President |
| Gwen Thornburg | Secretary |
| Shantai Magee | Assistant Vice President |
| Don B. Bennett | Assistant Secretary |

and all of the above were present except Directors Newsom and Thornburg, thus constituting a quorum.

Also attending the meeting were: Perry Miller and Guice Thompson of the Champions Erosion Control Division of Ethoscapes ("Ethoscapes"); Kevin Gilligan of BGE, Inc. ("BGE"); Jarryd Mayfield of Si Environmental, LLC ("Si"); Danae Dehoyos of Touchstone District Services ("Touchstone"); and Adisa Harrington and Hope Palmer of Allen Boone Humphries Robinson LP ("ABHR").

MINUTES

The Board considered approving the minutes of the regular meeting of September 10, 2026. After review and discussion, Director Allen moved to approve the minutes, as presented. Director Bennett seconded the motion, which passed unanimously.

PUBLIC COMMENTS

Ms. Harrington offered any members of the public attending the meeting the opportunity to make public comment. There being no public comments, Ms. Harrington closed the public comments portion of the meeting.

WEBSITE MATTERS

Ms. Dehoyos distributed and reviewed the communications report regarding the District's website, a copy of which is attached.

Ms. Dehoyos stated she will coordinate with the communications committee regarding posting website content provided by the Association of Water Board Directors entitled "MUDs - More than Meets the Eye".

There were no items for the Board's approval.

ENGINEERING REPORT

Mr. Gilligan presented and reviewed the engineer's report, a copy of which is attached.

Mr. Gilligan updated the Board regarding construction of the new ground storage tank for Water Plant No. 2. He presented and recommended approval of Pay Estimate No. 11 in the amount of $23,400.00, payable to Schier Construction Co., Inc.

Mr. Gilligan updated the Board regarding design of the rehabilitation of the existing tanks and related appurtenances at Water Plant No. 2. He provided a revised engineering proposal that includes various updates to the design that the Board approved at the previous meeting. A copy of the revised proposal is included in the engineer's report. Mr. Gilligan then stated that he received and is in the process of reviewing the structural engineer's inspection report for the water plant control building on the project site.

Mr. Gilligan updated the Board regarding design of the wastewater treatment plant expansion, phase 2, and stated there were no items for the Board's approval.

Mr. Gilligan updated the Board regarding construction of the generators for lift station nos. 1-5 and stated there were no items for the Board's approval.

Mr. Gilligan reported the developer of the property at 9241 Will Clayton Parkway is potentially changing their development plan, and he is awaiting a revised request for equivalent single-family connections.

Ms. Harrington presented a Water Meter Easement from CRP/AR Blackstone Trails Owner, L.P. to the District for a 0.0006-acre and a 0.0086-acre tract.

Mr. Gilligan reported that he is attempting to contact with 3A Development LLC to renew their Utility Commitment Letter for the Atascocita Road Warehouses at 3440 Atascocita Road.

Mr. Gilligan updated the Board regarding commercial development in the District, including the status of the following sites: Creekstone at Tour 18 LLC, Providence Church Atascocita on Timber Forest Drive ("Providence Church"), the Alliance (Prose Atascocita) apartment project, the Atascocita Road Warehouses, the medical office building and retail, and Humble Indoor Sports Club. He stated the construction of Creekstone at Tour 18 LLC is complete and this item can be removed from the agenda. Mr. Gilligan then reported on a recent inquiry regarding potential development of a drone charging station on a tract in the District.

Discussion ensued regarding pending commercial development in the District, and the Board instructed the operator to ensure that any engineering and legal issues for commercial tracts are resolved before conducting customer service inspections.

Following review and discussion, and based on the engineer's recommendation, Director Magee moved to: (1) approve the engineer's report; (2) approve Pay Estimate No. 11 for construction of the new ground storage tank for Water Plant No. 2; (3) approve the revised engineering proposal for the rehabilitation of the existing ground storage tank at Water Plant No. 2; and (4) accept the Water Meter Easement from CRP/AR Blackstone Trails Owner, L.P. Director Allen seconded the motion, which passed unanimously.

UPDATE ON HARRIS COUNTY TOLL ROAD AUTHORITY SHARED USE PATH TRAIL PROGRAM

Ms. Harrington reported that she contacted Harris County Toll Road Authority regarding this matter but has not received an update.

OPERATION OF DISTRICT FACILITIES

Mr. Mayfield reviewed a report on operating matters in the District, a copy of which is attached. He noted that the water accountability was 94.86% for September, 2026. He reviewed recently completed and pending maintenance and repairs.

The Board noted that the apartment complex in the District contains numerous residents, Fresenius Kidney Care is a medical facility, the school in Humble Independent School District is a school, and thus utility services should not be terminated for any delinquent payments by the account holders.

The Board then conducted a hearing on the termination of utility service to delinquent accounts. Mr. Mayfield reported that the persons on the termination list were mailed written notice prior to this meeting, in accordance with the District's Rate Order, notifying them of the opportunity to appear before the Board of Directors to explain, contest, or correct the utility service bill and to show reason why utility service should not be terminated for reason of nonpayment.

Following review and discussion, Director Allen moved to: (1) approve the operator's report; and (2) authorize termination of delinquent accounts in accordance with the District's Rate Order, with the exception of the apartment complex, Fresenius Kidney Care, or River Pines Elementary School, and direct that the delinquent customer list be filed appropriately and retained in the District's official records. Director Magee seconded the motion, which passed unanimously.

MAINTENANCE OF DISTRICT FACILITIES

Mr. Miller presented and reviewed the report on maintenance of the District's facilities, a copy of which is attached.

Mr. Miller updated the Board regarding repair of a bollard and sign at the Blackstone Creek detention pond, which he stated is not yet complete.

Mr. Gilligan reported that he directed the developer of the Alliance (Prose Atascocita) apartments to remove the silt fencing they placed in the swale of the Laurel Place detention pond. Mr. Miller stated he will continue to monitor the area to confirm that the silt fencing gets removed.

Mr. Miller presented a proposal, a copy of which is attached, in the amount of $18,370.00 to repair a sink hole at the detention pond that serves Village of Tour 18. He also reported that the back swale of the detention pond is holding water.

Following review and discussion, Director Allen moved to: (1) approve the maintenance report; and (2) approve the proposal in the amount of $18,370.00 to repair a sink hole at the detention pond that serves Village of Tour 18. Director Bennett seconded the motion, which passed unanimously.

GENERAL MANAGER'S REPORT

There was no General Manager's report for the Board's review.

ACTION ITEM LIST

The Board reviewed and received updates on all items on the action item list, a copy of which is attached.

ATTORNEY'S REPORT

There was no discussion under this agenda item.

REPORTS FROM DIRECTORS AND CONSULTANTS

There were no additional reports from directors or consultants.

The Board noted that the next meeting regarding operations matters will be held on November 12, 2026, at 12:00 p.m.

There being no further business to come before the Board, and based on a motion made by Director Allen, seconded by Director Bennett, and voted unanimously by the Board, the meeting was adjourned.

(SEAL)

Secretary, Board of Directors

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