

MINUTES  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 278

September 4, 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 4<sup>th</sup> day of September, 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:

|                   |                          |
|-------------------|--------------------------|
| 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, thus constituting a quorum.

Also attending the meeting were: Greg East of Perdue Brandon Fielder Collins & Mott ("Perdue"); Tam Trinh of Municipal Accounts & Consulting, L.P. ("MAC"); Megan Boyance of Assessments of the Southwest, Inc. ("ASW"); 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 August 7, 2026. After review and discussion, Director Thornburg moved to approve the minutes, as presented. Director Allen 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 members of the public present to address the Board, Ms. Harrington closed the public comments portion of the meeting.

THE WATER EXPO CONFERENCE

Ms. Trinh stated she has not received Director expense reports for attendance at The Water Expo Conference and requested the Board defer this matter to the next meeting.

## FINANCIAL AND BOOKKEEPING MATTERS

Ms. Trinh presented and reviewed the bookkeeper's report, a copy of which is attached, including the summary of investments and bills for payment from the District's accounts. She also requested the Board approve the following additional checks: (1) check no. 17573 in the amount of \$1,016.00, payable to the Water Environment Federation's Annual Technical Exhibition and Conference for the District's annual membership fee; and (2) check no. 17578 in the amount of \$5,356.30, payable to Director Newsom for General Manager services.

Following review and discussion, Director Allen moved to approve the bookkeeper's report, summary of investments, and payment of the bills, including check nos. 17573 and 17578. Director Thornburg seconded the motion, which passed unanimously.

## TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Boyance presented and reviewed the tax assessor/collector's report. She stated that 98.94% of the 2025 property taxes were collected as of August 31, 2026.

Director Magee arrived at the meeting.

Following review and discussion, Director Thornburg moved to approve the tax assessor/collector's report and the delinquent tax report. Director Allen seconded the motion, which passed unanimously. Copies of the tax assessor/collector's report and the delinquent tax report are attached.

## CONDUCT HEARING ON TERMINATION OF WATER AND SEWER SERVICE FOR NON-TENANT-OCCUPIED HOMES ON DELINQUENT TAX REPORT

Director Newsom arrived at the meeting.

Mr. East distributed and reviewed a delinquent tax report from Perdue, a copy of which is attached. He reported that Perdue mailed notice to the property owners on the delinquent tax report prior to this meeting in accordance with Water Code § 49.212. Mr. East noted the Board should not terminate water and sewer service for tenant-occupied homes on the delinquent tax report.

Mr. East noted that the property owner Pablo Ramirez ("Ramirez") is deceased and their heirs are active-duty military, which means the District cannot file a default judgement on the property. He explained that the case for this account is indefinitely stalled.

The Board then conducted a hearing on the termination of water and sewer service to property owners with delinquent tax accounts. There being no property owners present for the hearing, the Board then closed the hearing.

Following review and discussion, Director Allen moved to: (1) approve the report from Perdue; and (2) terminate water and sewer service to the 19 property owners identified in the report who failed to respond in accordance with Water Code § 49.212, excluding Ramirez, subject to confirmation that such accounts are owner-occupied properties. Director Thornburg seconded the motion, which passed unanimously.

#### ATTORNEY'S REPORT

Ms. Palmer reported that the following homeowners associations ("HOA or HOAs") provided the required documentation for the 2026 reimbursement of Flock Safety license plate reader expenses by the deadline of July 15, 2026: (1) Timber Forest HOA requests a reimbursement in the amount of \$30,000.00; (2) Laurel Place HOA requests a reimbursement in the amount of \$5,000.00; and (3) Woodland Pines Owners Association requests a reimbursement in the amount of \$15,000.00. Ms. Palmer also reviewed requests submitted by Blackstone Creek HOA, Clayton's Corner Community Association, Inc., and Atascocita Trace HOA, which she explained have not provided the required documentation. She also stated that the Village of Tour 18 did not submit a request for reimbursement.

Following review and discussion, Director Newsom moved to approve reimbursements for Flock expenses as follows: (1) check no. 17574 in the amount of \$30,000.00, payable to Timber Forest HOA; (2) check no. 17575 in the amount of \$5,000.00 payable to Laurel Place HOA; and (3) check no. 17576 in the amount of \$15,000.00 payable to Woodland Pines Owners Association. Director Magee seconded the motion, which passed unanimously.

Ms. Palmer then reported that the resident at 10538 Fire Sage Drive has inquired about maintenance of the green space behind her property's fence line. She stated that the District's engineer has confirmed the area directly behind her fenceline is owned and maintained by Laurel Place HOA. Following discussion, the Board directed Ms. Palmer to notify the property owner that she should contact the HOA regarding the matter.

#### ADDITIONAL REPORTS FROM DIRECTORS AND CONSULTANTS

Director Newsom presented and reviewed a management activity report, a copy of which is attached. He reported on his initial visits to the District's facilities as General Manager and his meeting with the on-site operator of the wastewater treatment plant.

Director Newsom then reviewed recent violations issued by the Texas Commission on Environmental Quality, copies of which are included in the management activity report. He stated he discussed each violation with the on-site operator to

determine the reasons for the violations and the status of resolving each.

Director Newsom reported that he has met with the District's operator to review emergency preparedness needs.

Director Newsom reviewed photographs of areas of the District's facilities that need clean-up. He also reviewed a photograph of a broken gate at the water plant that leads to a gated alleyway surrounding the water plant. He stated he will work with the District's operator to determine who maintains the alleyway and to repair the gate.

Director Newsom stated he intends to work on resolving the unbilled City of Houston impact fees.

Director Newsom discussed the possibility of contracting with the Harris County Sheriff's office for security in the District. Following discussion, the Board expressed interest in learning more about the matter, and Director Newsom stated he will contact Harris County to obtain additional information.

Director Newsom reviewed options for reporting the hours he spends on General Manager services. Discussion ensued.

There were no additional reports from Directors or consultants.

The Board noted that the next meeting regarding financial matters will be held on October 2, 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 Magee, and voted unanimously by the Board, the meeting was adjourned.



  
Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

|                                         | <u>Minutes</u> |
|-----------------------------------------|----------------|
|                                         | <u>Page</u>    |
| Bookkeeper's report.....                | 2              |
| Tax assessor/collector's report .....   | 2              |
| Delinquent tax report from Perdue ..... | 2              |
| Management activity report.....         | 3              |