

MINUTES  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 278

May 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 8<sup>th</sup> day of May, 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
Vacant	Assistant Secretary

and all of the above were present, thus constituting a quorum.

Also attending the meeting were: Loren Morales of Rathmann & Associates, L.P.; Cory Burton and Tam Trinh of Municipal Accounts & Consulting, L.P. ("MAC"); Monica Garcia of Assessments of the Southwest, Inc. ("ASW"); and Adisa Harrington, Jacob Sims, and Hope Palmer of Allen Boone Humphries Robinson LP ("ABHR").

MINUTES

The Board considered approving the minutes of the regular meeting of April 9, 2026. After review and discussion, Director Allen moved to approve the minutes, as presented. Director Thornburg 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.

2026 DIRECTORS ELECTION

The Board considered approving a Certificate of Election, reflecting the election of Eugene Newsom and Gwendolyn Thornburg to the Board of Directors of the District for a four-year term. Ms. Harrington reviewed the Sworn Statements and Oaths of Office for Directors Newsom and Thornburg.

It was noted that Director Magee will continue to serve on the Board as a holdover director pursuant to State law.

After review and discussion, Director Newsom moved to: (1) approve the Certificate of Election and its distribution to Directors Newsom and Thornburg; (2) approve the Sworn Statements and Oaths of Office and direct that the Oaths of Office be filed with the Secretary of State, as required by law; and (3) direct that all documents be filed appropriately and retained in the District's official records. Director Thornburg seconded the motion, which passed unanimously.

#### REORGANIZE THE BOARD OF DIRECTORS AND AUTHORIZE FILING OF DISTRICT REGISTRATION FORM

The Board then considered reorganizing the Board and following discussion, concurred not to reorganize. Ms. Harrington stated the District Registration Form must be filed with the Texas Commission on Environmental Quality (the "TCEQ") to show the new slate of officers. After discussion, Director Newsom moved to authorize ABHR to file the District Registration Form with the TCEQ. Director Thornburg seconded the motion, which passed unanimously.

#### CYBERSECURITY AND ARTIFICIAL INTELLIGENCE TRAINING

Ms. Harrington reviewed a memorandum regarding annual cybersecurity and artificial intelligence training requirements for local government employees and elected and appointed officials. A copy of the memorandum is attached. She stated that the required training should be completed and reported to ABHR prior to the August 31st deadline for reporting compliance to the Texas Department of Information Resources ("DIR"). After review and discussion, the Board directed the required persons to complete their certified training programs and report their completion to ABHR for reporting to DIR by August 31st.

#### 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.

Mr. Burton discussed an investment option with NewFirst Bank to participate in the Certificates of Deposit Account Registry System ("CDARS"), which he stated would allow the District to further diversify its investments. Following discussion, the Board requested the CDARS program be added to the next agenda for the Board's consideration.

Following review and discussion, Director Magee moved to approve the bookkeeper's report, summary of investments, and payment of the bills. Director Allen seconded the motion, which passed unanimously.

### SERIES 2026 UNLIMITED TAX BONDS

Ms. Harrington stated that the TCEQ has approved the issuance of the District's \$10,475,000, Series 2026 Unlimited Tax Bonds (the "Bonds"). Mr. Morales distributed and reviewed a draft of the Preliminary Official Statement and the Notice of Sale for the Bonds.

Mr. Morales recommended the Board engage Standard & Poors ("S&P") to perform a credit rating analysis for the Bonds.

The Board considered appointing the Bank of New York Mellon Trust Company, N.A. ("BNY") as the District's paying agent/registrar for the Bonds.

Mr. Morales discussed the timing for the sale and closing of the Bonds. The Board considered authorizing the District's financial advisor to advertise the sale of the Bonds and concurred to hold the bond sale on June 11, 2026.

Following review and discussion, Director Magee moved to: (1) approve the Preliminary Official Statement and the Notice of Sale; (2) approve the engagement letter with S&P for a credit rating analysis; (3) appoint BNY as the paying agent/registrar for the Bonds; and (4) authorize the District's financial advisor to advertise for the sale of the Bonds. Director Allen seconded the motion, which passed unanimously.

### TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Garcia presented and reviewed the tax assessor/collector's report, including a delinquent tax report from Perdue, Brandon, Fielder, Collins, & Mott, LLP ("Perdue"). She stated that 97.97% of the 2025 property taxes were collected as of April 30, 2026. Following review and discussion, Director Magee moved to approve the tax assessor/collector's report and the delinquent tax report. Director Thornburg seconded the motion, which passed unanimously. Copies of the tax assessor/collector's report and the delinquent tax report from Perdue are attached.

### ATTORNEY'S REPORT

There was no discussion on this matter

ADDITIONAL REPORTS FROM DIRECTORS AND CONSULTANTS

The Board reviewed a notification from Laurel Place Homeowners Association and Buckson Landscape Architecture regarding a park development concept, a copy of which is attached. Following discussion, the Board concurred to invite Laurel Place Homeowners Association to make a presentation about the project at the meeting on June 5, 2026.

The Board noted that the next meeting regarding financial matters is scheduled for June 5, 2026, at 12:00 p.m.

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



Secretary, Board of Directors

(SEAL)



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