

## **HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 345**

### **Minutes of Meeting of Board of Directors**

July 20, 2026

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 345 (the "District") met in regular session at the Board's designated meeting place at 1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas, on July 20, 2026, in accordance with the duly posted notice of meeting, and the roll was called of the duly constituted members of said Board of Directors, as follows:

Everett M. Dalton, President  
Keith Wright, Vice President  
Aaron Pichon, Secretary  
David Vinzant, Assistant Secretary  
Michael Fitzgerald, Assistant Secretary

and all of said persons were present, except Director Fitzgerald, thus constituting a quorum.

Also present were Yaneth Cooper of Municipal Accounts & Consulting, L.P. ("MA&C"); Johnnie Brown and Bonnie Grimaldo of Wheeler & Associates, Inc. ("Wheeler"); Chad Buckley of Inframark, LLC ("Inframark"); Bob Wempe of Pape-Dawson Consulting Engineers, LLC ("Pape-Dawson"); Simon VanDyk of Touchstone District Services, LLC ("Touchstone"); and Kate Henderson and Charlotte Griffiths of Schwartz, Page and Harding, L.L.P. ("SPH"). Michael Miller and Jeff Boling, members of the public, joined the meeting via Zoom.

The meeting was called to order, and declared open for such business as might regularly come before it.

### **PUBLIC COMMENTS**

The Board began by opening the meeting for public comments. There being no comments from the public, the Board continued to the next item of business.

### **APPROVAL OF MINUTES**

The Board considered approval of the minutes of its regular meeting held on June 15, 2026. After review and discussion of the June 15, 2026, minutes presented, Director Wright moved that such minutes be approved, as written. Director Pichon seconded said motion, which unanimously carried.

### **BOOKKEEPER'S REPORT**

Ms. Cooper presented to and reviewed with the Board a Bookkeeper's Report dated July 20, 2026, a copy of which is attached hereto as **Exhibit A**, including the disbursements presented for payment from the District's various accounts, a Fund Balance Report, Pledged Securities

Report, Actual vs. Budget Comparisons for the District's various accounts, and a Cash Flow Forecast.

Ms. Cooper next discussed with the Board the investment of District's funds in certificates of deposit to be procured through the IntraFi Network's Certificate of Deposit Account Registry Service ("CDARS"). In connection with the same, Ms. Cooper presented to and reviewed with the Board an overview of the program, attached to **Exhibit A**.

Following discussion, Director Pichon moved that (i) the Bookkeeper's Report be approved and that payment be authorized on the checks presented with the addition of check no. 12237 in the amount of \$570,326.31 in connection with the transfer of certain reserves for fiscal year ending January 1, 2027, and except for check no. 3380 from the STP Account and check no. 5403 from the JWP Account, which were voided, and (ii) MA&C be authorized to diversify District funds through CDARS in an amount not to exceed \$1,000,000. Director Wright seconded the motion, which unanimously carried.

### **TAX ASSESSOR-COLLECTOR'S REPORT**

Ms. Brown presented to and reviewed with the Board the Tax Assessor-Collector's Report prepared by Wheeler, dated June 30, 2026, a copy of which is attached hereto as **Exhibit B**. Following review and discussion of the report submitted, it was moved by Director Vinzant, seconded by Director Wright and unanimously carried, that the Tax Assessor-Collector's Report dated June 30, 2026, be approved and that the checks identified in the report be approved for payment.

### **DELINQUENT TAX REPORT**

Ms. Henderson presented to and reviewed with the Board the Delinquent Tax Report dated July 20, 2026, attached hereto as **Exhibit C**, from Perdue, Brandon, Fielder, Collins & Mott, L.L.P. ("PBFCM"), the District's delinquent tax collections attorneys. Following discussion, it was noted that no action was required of the Board in connection with the Delinquent Tax Report.

### **ENGINEER'S REPORT**

The Board next considered the Engineer's Report. Mr. Wempe presented to and reviewed with the Board an Engineering Report dated July 20, 2026, a copy of which is attached hereto as **Exhibit D**. In connection therewith, the Board discussed various matters related to the drilling of the second water well and ongoing concerns from residents whose homes are adjacent to the site. Mr. Boling introduced himself and requested a copy of the plat for the second water well site, to which Mr. Wempe advised he would send him a copy.

The Board next considered the rehabilitation and maintenance of the District's extreme event overflow swale located at 1007 Chisel Point Drive. Mr. Wempe presented to the Board proposals to rehabilitate the overflow swale, and recommended low bidder, Stuckey's, LLC ("Stuckey's"), be awarded the contract in the amount of \$18,286.97. Following discussion of the Engineer's Report, Director Wright moved that the Board approve (i) the proposal from Stuckey's

in the amount of \$18,286.97 in connection with overflow swale improvements at 1007 Chisel Point Drive, and (ii) Pay Estimate No. 4 in the amount of \$947,295.000 from W.W. Payton Corporation in connection with Water Well No. 2 project, and (iii) Pay Estimate No. 1 in the amount of \$67,500.00 from Gilleland Smith Construction, Inc. in connection with the Wastewater Treatment Plant Improvements project, Phase 1. Director Pichon seconded the motion, which unanimously carried.

## **OPERATIONS ADVISORY COMMITTEE REPORT RELATIVE TO JOINT WASTEWATER TREATMENT PLANT**

The Board deferred consideration of the Operations Advisory Committee report.

### **OPERATIONS REPORT**

Mr. Buckley presented to and reviewed with the Board the Operations and Maintenance Report ("Operations Report") for the month of June 2026, a copy of which is attached hereto as **Exhibit E**. In connection with same, the Board considered a request for a billing adjustment from a customer located at 607 Woodcastle Bend in connection with an irrigation leak. Mr. Buckley advised the Board of its prior adjustment requests due to leaks and that the resident provided proof that the leak had been repaired. Following discussion, Director Pichon moved that the customer's account be adjusted by billing the account at the lowest tier rate under the District's Rate Order, plus fees related to the City of Houston's groundwater reduction plan, and that the customer be offered a payment plan in connection with same. Director Dalton seconded the motion, which unanimously carried.

Mr. Boling exited the meeting during the Operator's Report.

### **SECURITY MATTERS**

The Board next considered security matters throughout the District. In connection therewith, Ms. Henderson presented to and reviewed with the Board the June 2026 Green Trails Monthly Reports and Harris County Constable Precinct 5 Beat Activity Reports, copies of which are attached hereto as **Exhibit F**. Following discussion, it was noted that no action was required of the Board in connection with the security reports.

### **MASS COMMUNICATION MESSAGING SYSTEM AND DISTRICT WEBSITE**

The Board next considered the status of communications within the District and the District's website. Director Pichon provided a brief update regarding various matters relative to communications within the District. The Board then considered an inquiry from David Naquin, a resident of the District, regarding the second water well project. Following discussion, the Board concurred to forward Mr. Naquin's request for information to Inframark for review and handling.

### **CYBERSECURITY AND ARTIFICIAL INTELLIGENCE TRAINING**

## **REQUIREMENTS**

Ms. Henderson reminded the Board that each Director is required to complete cybersecurity training prior to August 31 each year. Ms. Henderson noted that Directors Fitzgerald and Wright had completed their training. She said that SPH would send a reminder to complete their training to Directors Dalton, Pichon, and Vinzant following the meeting.

## **H.B. 103 DATABASE REPORTING**

Ms. Henderson advised the Board that, pursuant to Chapter 403, Texas Government Code, as amended by H. B. 103 in the 89<sup>th</sup> Regular Legislative Session, every taxing unit that currently levies a tax, including the District, must annually submit a tax rate and bond authorization and issuance report to the Comptroller of Public Accounts (the "Comptroller") for inclusion in the Comptroller's Local Government, Bond, Tax, and Project Database. Following discussion, Director Dalton moved that SPH be authorized to prepare the report, and that SPH be authorized to submit same to the Comptroller on the District's behalf. Director Wright seconded the motion, which carried unanimously.

## **ENGINEER'S REPORT (CONT'D)**

Ms. Henderson advised the Board that SPH had drafted a form of letter agreement for certain water bill credits to be offered to the homeowners affected by the drilling of the second water well, as previously discussed in prior meetings, and at the Direction of Directors Dalton and Fitzgerald in accordance with the Texas Commission on Environmental Quality's requirement for sanitary control easements around water wells. Following discussion, Director Pichon moved that the letter agreements be offered to the homeowners affected by the drilling of the second water well, as discussed. Director Vinzant seconded the motion, which unanimously carried.

## **ATTORNEY'S REPORT**

The Board next considered the attorney's report. Ms. Henderson advised that she had nothing further of a legal nature to discuss with the Board at this time.

## **CLOSED SESSION**

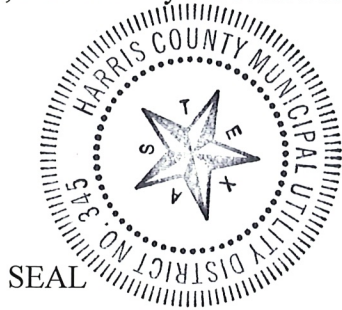
The Board determined it was not necessary to enter into Closed Session.

## **FUTURE AGENDA ITEMS**

The Board next considered matters to be placed on future agendas. No additional agenda items, other than routine and ongoing matters, were requested.

## ADJOURNMENT

There being no further business to come before the Board, upon motion made by Director Wright, seconded by Director Pichon and unanimously carried, the meeting was adjourned.



Secretary

List of Attachments to  
Harris County Municipal Utility District No. 345  
Minutes of Meeting of July 20, 2026

- Exhibit A Bookkeeper's Report and CDARS Program Overview
- Exhibit B Tax Assessor-Collector Report
- Exhibit C Delinquent Tax Report
- Exhibit D Engineer's Report
- Exhibit E Operations Report
- Exhibit F Security Matters