HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 489

Minutes of Meeting of Board of Directors

June 15, 2026

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 489 (the "District") met in regular session, open to the public, on June 15, 2026, at 1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas, 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:

Anthony T. McBride, President
Madison Barrington, Vice President
Arlene Harper-Veith, Secretary
Melanie Folkert, Assistant Secretary
Matthew Conner, Assistant Secretary

and all of said persons were present, with the exception of Director Barrington, thus constituting a quorum.

Also present were Wendy Maddox of Assessments of the Southwest, Inc. ("ASW"); Trevor Smith of Municipal Accounts & Consulting, LP ("MA&C"); Lindsey DeLong of Inframark, LLC ("Inframark"); Will Gutowsky and Kristen Demary of BGE, Inc. ("BGE"); Paulina Baker and Steve Sams of Howard Hughes Holdings Inc., on behalf of Bridgeland Development, LP ("Developer"); Bill Cook, President of the Board of Directors of Harris County Water Control and Improvement District No. 159 ("WCID 159"); Barbara Nussa of Republic Services, Inc. ("Republic"); and Mitchell G. Page and Peyton McKelvey 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.

<u>PUBLIC COMMENTS</u>

The Board considered public comments. Mr. Cook addressed the Board concerning the District's designated location for posting notices of meetings. In connection therewith, Mr. Cook requested that the Board consider relocating the District's posting location from Dragonfly Park to the exterior wall of the District's Lift Station No. 3 site. He then presented to and reviewed with the Board a handout relative to his request, a copy of which is attached hereto as **Exhibit A**. Following discussion, the Board concurred that it would include an item on the agenda for next month's meeting to designate the District's Lift Station No. 3 site as the new location for the posting of notices of meetings. It was then moved by Director McBride, seconded by Director Harper-Veith and unanimously carried, that Inframark be authorized to purchase and install a document box at the Lift Station No. 3 site in anticipation of the relocation.

Mr. Page next informed the Board of a resident inquiry received through the District's website suggesting that the District consider increasing its general residential homestead exemption. Following discussion, the Board requested that SPH respond to the resident's inquiry on the Board's behalf. It was noted that no action was required by the Board in connection with this matter.

APPROVAL OF MINUTES

The Board considered the approval of the minutes of its meeting held on May 18, 2026. Following discussion, Director McBride moved that the minutes of the meeting held on May 18, 2026, be approved, as presented. Director Harper-Veith seconded said motion, which unanimously carried.

BOOKKEEPER'S REPORT

Mr. Smith presented to and reviewed with the Board the Bookkeeper's Report dated June 15, 2026, a copy of which is attached hereto as **Exhibit B**. Following discussion, it was moved by Director McBride, seconded by Director Harper-Veith and unanimously carried, that the Bookkeeper's Report be approved, as presented, and the disbursements listed therein be approved for payment.

TAX ASSESSOR-COLLECTOR'S REPORT

Ms. Maddox presented to and reviewed with the Board the Tax Assessor-Collector's Report and Delinquent Tax Roll for the month ending May 31, 2026, a copy of which is attached hereto as **Exhibit C**. Following discussion, it was moved by Director Harper-Veith, seconded by Director Folkert and unanimously carried, that the Tax Assessor-Collector's Report be approved, as presented, and the disbursements listed therein be approved for payment.

DELINQUENT TAX COLLECTIONS REPORT

The Board deferred consideration of a Delinquent Tax Collections Report, as it was noted that no report was received nor is due at this time from Perdue, Brandon, Fielder, Collins & Mott, L.L.P., delinquent tax attorneys for the District.

OPERATOR'S REPORT

Ms. DeLong presented to and reviewed with the Board the Operations and Maintenance Report for the month of May 2026, a copy of which is attached hereto as **Exhibit D**.

Ms. DeLong next presented to and reviewed with the Board the Year 3 Sanitary Manhole Survey Report, a copy of which is included in **Exhibit D**. In connection therewith, Ms. DeLong advised the Board that 131 manholes require attention. She further advised that recommended manhole repairs have been separated into three (3) categories based on level of priority, with the Priority 1 repairs estimated to cost approximately $22,600.00, the Priority 2 repairs estimated to cost approximately $37,700.00, and the Priority 3 repairs estimated to cost approximately

$38,200.00. Following discussion, the Board concurred to proceed with the Priority 1 repairs only at this time.

Ms. DeLong next presented to and reviewed with the Board a proposal prepared by Inframark for the cleaning and televising of the Area 3 sanitary sewer lines, a copy of which is included in the Operations and Maintenance Report. In connection therewith, Ms. DeLong advised the Board that, after reviewing the results of the Year 3 Sanitary Manhole Survey, Inframark identified a District manhole that is subject to inflow and infiltration ("I&I"). The Board discussed the matter at length, and requested that Inframark compile data for the inspection of manholes at greater depths than the inspections performed under the Year 3 Sanitary Manhole Survey to identify I&I, including the number of manholes in each priority level and the estimated costs associated with same. Mr. Gutowsky suggested that the Board could consider focusing on the force main receiving manholes in Area 3 at this time, as doing so would help determine if I&I is a District-wide concern or primarily a concern for manholes that receive a force main.

Following discussion, it was moved by Director McBride, seconded by Director Harper-Veith and unanimously carried, that the Operations and Maintenance Report and the action items listed therein be approved and authorized, as appropriate, including (i) the repair of the Priority 1 sanitary manhole repairs at the cost of $22,600.00; and (ii) the cleaning, televising and inspection of the ten (10) force main receiving manholes within Area 3 at the cost of $350.00 per inspection. The Board noted that it would reconsider the matter of inspecting all of the District's manholes for I&I and the Priority 2 and 3 repairs upon review of the requested data.

CRITICAL LOAD STATUS

Mr. Page next advised that Section 13.1396 of the Texas Water Code, as amended, requires the District to update its information identifying the location and description of facilities that have qualified for critical load status and its information regarding emergency contacts (a) annually to each electric utility that provides transmission and distribution service to the District and each retail electric provider that sells power to the District, and (b) immediately upon any change in the information to the above entities, as well as to the office of emergency management of Harris County, the Public Utility Commission of Texas, and the division of emergency management of the governor. After discussion, it was moved by Director Harper-Veith, seconded by Director McBride and unanimously carried, that Inframark be authorized to provide the updated information to the appropriate authorities on behalf of the District. Ms. DeLong advised that she would provide the annual update and, if required, any changes to the information to the appropriate entities.

GARBAGE AND RECYCLING COLLECTION SERVICES

Ms. Nussa next provided the Board with a general update regarding the District's garbage and recycling collections. In connection therewith, Ms. Nussa reported that the Bridgeland Water Agency (the "Agency") has approved the printing of the stickers to be affixed on resident trash carts. She advised that Republic will handle the placement of stickers on newly issued trash carts, but will not be responsible for the placement of stickers on resident trash carts currently in use. Following discussion, the Board requested that Inframark provide cost information for the placement of stickers on in-use trash carts by Inframark employees or subcontractors, and concurred that it would reconsider the matter at next month's meeting.

ENGINEER'S REPORT

Ms. Demary presented to and reviewed with the Board the Engineer's Report dated June 15, 2026, a copy of which is attached hereto as **Exhibit E**, including the pay estimates listed therein. In connection therewith, Ms. Demary requested the Board's concurrence in the award of contract for Parkland Village BLMZ Westgreen & Tuckerton Phase 2 Landscape Improvements to Allgreen Associates. Following discussion, it was moved by Director McBride, seconded by Director Harper-Veith and unanimously carried, that the Engineer's Report and the action items listed therein, be approved and authorized, as applicable, including the award of contract for Parkland Village BLMZ Westgreen & Tuckerton Phase 2 Landscape Improvements to Allgreen Associates.

CAPITAL IMPROVEMENT PLAN

Ms. Demary advised the Board that she had nothing new to discuss with the Board in connection with the District's Capital Improvement Plan at this time.

UTILITY COMMITMENT LETTERS

Mr. Page advised that there were no new requests for commitments received.

WEBSITE UPDATES

The Board deferred consideration of a Communications Report, as it was noted that no report was received nor is due at this time from Touchstone District Services, LLC ("Touchstone"), website services provider for the District. Mr. Page noted that the next Communications Report will be presented in July 2026.

BRIDGELAND WATER AGENCY

The Board next considered the status of matters related to the Agency. In connection therewith, Director McBride provided the Board with a brief update on Agency matters, including the status of the Agency's scheduling of the 2026 hazardous waste collection and electronics recycling event, which has been tentatively scheduled for October 24, 2026. Following discussion, it was noted that no action was required by the Board in connection with Agency matters at this time.

DEVELOPER'S REPORT

Ms. Baker presented to and reviewed with the Board the home inventory report through May 2026, as prepared by the Developer, a copy of which is attached hereto as **Exhibit F**. It was noted that no action was required by the Board in connection with such report.

MATTERS RELATIVE TO BRIDGELAND COUNCIL, INC. ("COUNCIL") AND/OR PARKLAND VILLAGE HOMEOWNERS' ASSOCIATION ("HOA")

The Board noted that it had nothing new to discuss with respect to Council and/or HOA matters for the District at this time.

AUTHORIZE COMPLETION, EXECUTION AND FILING WITH THE SECRETARY OF STATE OF A VOTING SYSTEM ANNUAL FILING FORM

The Board considered authorizing the completion, execution and filing with the Secretary of State of a Voting System Annual Filing Form relative to District elections. Mr. Page advised that, pursuant to the Texas Election Code, each political subdivision in the State of Texas is required to complete and file said Form with the Secretary of State's office. After discussion, Director McBride moved that SPH be authorized to complete the Voting System Annual Filing Form and file same with the Secretary of State's Office on behalf of the Board and the District. Director Harper-Veith seconded said motion, which carried unanimously.

RECORDS DESTRUCTION REQUEST

Mr. Page advised the Board that the District's Records Retention Schedules adopted in connection with its Records Management Program require that certain records of the District be retained only for specific periods of time based on the type of record. As an example, he explained that notes taken during meetings which are used to prepare the official minutes of Board meetings are to be retained for ninety days after approval of such minutes by the Board. He next presented a request from the District's Records Management Officer for approval to destroy certain records (which will not be scanned in and stored electronically) in accordance with the District's Records Retention Schedules. A copy of the subject request is attached hereto as **Exhibit G** (the "Request"). Following discussion, it was moved by Director McBride, seconded by Director Harper-Veith and unanimously carried, that SPH be authorized to destroy the records described in the Request.

CYBERSECURITY TRAINING

The Board considered the status of completion of cybersecurity training. Mr. Page reminded the Board that each Director must annually complete a certified cybersecurity awareness training program prior to August 31 of the given year, as required by Chapter 2063, Texas Government Code. It was noted that Director McBride had completed same.

AMENDMENT TO ENGAGEMENT LETTER FOR YIELD RESTRICTION AND REBATE CALCULATION ANALYSIS

Mr. Page next presented to and reviewed with the Board an Amendment to Engagement Letter for Yield Restriction and Rebate Calculation Analysis (the "Amendment") between the District and Municipal Risk Management Group, L.L.C. ("MRMG"), a copy of which is attached hereto as **Exhibit H**. In connection therewith, Mr. Page advised the Board that the proposed fee for MRMG's preparation of the Annual Maintenance Report will increase from $400 to $500, and that the proposed fee for additional bonds sold by the District will increase from $500 to $600. Following discussion, it was moved by Director McBride, seconded by Director Harper-Veith and unanimously carried, that (i) the Amendment be approved, and the President be authorized to execute same on behalf of the Board and the District, and (ii) SPH be authorized to acknowledge the Texas Ethics Commission ("TEC") Form 1295 submitted by MRMG in connection therewith.

ATTORNEY'S REPORT

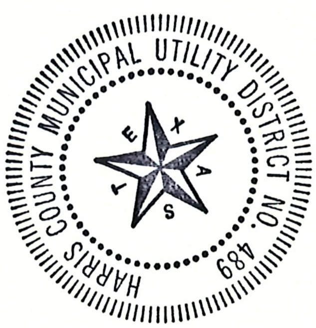
The Board next considered the Attorney's Report. In connection therewith, Mr. Page presented to and reviewed with the Board a proposal prepared by Arthur J. Gallagher & Co. ("Gallagher"), the District's current insurance provider, for the addition of business travel accident coverage to the District's existing insurance coverages. A copy of said proposal is attached hereto as **Exhibit I**. Following review and discussion, it was moved by Director McBride, seconded by Director Harper-Veith and unanimously carried, that the proposal from Gallagher be accepted, and that the President be authorized to execute same on behalf of the Board and the District.

MATTERS FOR FUTURE AGENDAS

The Board considered items for placement on future agendas. No specific agenda items, other than routine and ongoing matters and those discussed above, were requested.

ADJOURNMENT

There being no further business to come before the Board, on motion made by Director Harper-Veith, seconded by Director Folkert and unanimously carried, the meeting was adjourned.



Secretary

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HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 489

LIST OF ATTACHMENTS TO MINUTES

June 15, 2026

Exhibit A –	Handout Detailing Request for New Posting Location for Notices of Meetings
Exhibit B –	Bookkeeper's Report
Exhibit C –	Tax Assessor-Collector's Report
Exhibit D –	Operations and Maintenance Report
Exhibit E –	Engineer's Report
Exhibit F –	Home Inventory Report as of May 2026
Exhibit G –	Records Destruction Request
Exhibit H –	Amendment to Engagement Letter for Yield Restriction and Rebate Calculation Analysis
Exhibit I –	Proposal for Additional Insurance Coverage

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