

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 490

Minutes of Meeting of Board of Directors

June 25, 2026

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 490 (the "District") met in regular session, open to the public, on June 25, 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:

Lee Markiewicz, President
Sarah Barrera, Vice-President
Perry Miller, Secretary
Fiona Nguyen, Assistant Secretary
Stephanie Russ, Assistant Secretary

and all said persons were present, with the exception of Director Nguyen, thus constituting a quorum. Director Nguyen entered the meeting after it had been called to order, as noted herein.

Also present were Kaitlyn Bassett of Municipal Accounts & Consulting L.P. ("Municipal Accounts"); Wendy Maddox of Assessments of the Southwest ("ASW"); Kristen Demary of BGE, Inc. ("BGE"); Barbara Nussa of Republic Services, Inc. ("Republic"); Jenna Craig of Touchstone District Services ("Touchstone"); Paulina Baker of Howard Hughes Holdings on behalf of Bridgeland Development, LP (the "Developer"); Mike Scott of Si Environmental, LLC ("SiE"); Greg Lentz of Masterson Advisors, LLC ("Masterson"); and Joseph M. Schwartz and Shelby Yllana 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 the Board.

PUBLIC COMMENTS

The Board noted no members of the public were present.

APPROVAL OF MINUTES

The Board next considered approval of the minutes of its meeting held on May 28, 2026. The Board requested a revision be made to page 4 of the minutes to note discussion with the Developer and Constable's office on the legalities of blocking public streets for private events. Following review, it was moved by Director Markiewicz, seconded by Director Barrera, and unanimously carried that the minutes of the May 28, 2026 meeting be approved, as revised.

BOOKKEEPER'S REPORT

Ms. Bassett presented to and reviewed with the Board the Bookkeeper's Report dated June 25, 2026, a copy of which is attached hereto as **Exhibit A**. It was noted that the recent invoices for sludge hauling services are being reviewed by SiE, Inframark, LLC, and Municipal District

Services, LLC ("MDS") to ensure each district is paying its appropriate share of the cost. Ms. Bassett noted that, as discussed last month, check no. 3363 payable to HydroClear, LLC was voided and reissued to reflect a revised hauling invoice. Following discussion, it was moved by Director Miller, seconded by Director Markiewicz, and unanimously carried, that the Bookkeeper's Report be approved, as presented, and the disbursements listed therein be approved for payment, as discussed.

Director Nguyen entered the meeting during the discussion.

TAX ASSESSOR COLLECTOR'S REPORT

Ms. Maddox presented to and reviewed with the Board the Tax Assessor Collector Monthly Report for the month ending May 31, 2026, a copy of which is attached hereto as **Exhibit B**. Ms. Maddox additionally reported that the District's taxable value as noted in the Estimate of Value received as of May 1, 2026, was \$1,101,251,630. Following discussion, Director Barrera moved that the Tax Assessor-Collector's Report be approved, as presented, and the disbursements listed therein be approved for payment. Director Russ seconded said motion, which unanimously carried.

DELINQUENT TAX COLLECTIONS REPORT

The Board noted a report has not been received from Perdue, Brandon, Fielder, Collins & Mott, L.L.P., delinquent tax attorneys for the District.

OPERATION AND MAINTENANCE REPORT

Mr. Scott presented to and reviewed with the Board an Operations and Maintenance Report for the month of May 2026 prepared by SiE, a copy of which is attached hereto as **Exhibit C**, and reported on the status of repairs and replacements made to the District's facilities. After discussion, Director Russ moved that the Operator Report and actions noted therein be approved, as presented. Director Barrera seconded said motion, which unanimously carried.

The Board discussed concerns with communication amongst the different operators in Bridgeland pertaining to service disruptions and system operations. Mr. Schwartz noted that the Harris County Municipal Utility District No. 418 Board of Directors discussed operations of the joint facilities and the operator, MDS, is reviewing the programming of all facilities system-wide.

Director Markiewicz inquired about the method of tracking delinquent and new district customers during the operator transition period, and the potential removal of the ACH processing fee. Mr. Scott advised that he will review all customer accounts and provide an accounting and further information next month.

The Board additionally discussed preparation of educational materials for residents regarding plumbing leaks.

ENGINEER'S REPORT

Ms. Demary presented and reviewed with the Board the Engineer's Report dated June 25, 2026, a copy of which is attached hereto as **Exhibit D**, including pay estimates and change orders listed therein. Ms. Demary then requested the Board's concurrence in the design and advertisement for bids for construction of the Prairieland Village Monument No. 3. Mr. Schwartz then presented Conveyances of Facilities for Board acceptance as noted in the Engineer's Report. After discussion, Director Barrera moved that the Engineer's Report and the action items therein be approved, as presented. Director Russ seconded said motion, which unanimously carried.

Ms. Demary addressed the Board regarding the recent issuance of revised flood maps by FEMA and the process for approval. Ms. Demary noted a map revision is pending for the District, and HHC and BGE have planned future projects which will move many areas of the development out of the floodplain.

The Board then discussed recent resident concerns regarding the lakefront property designation in Prairieland Village, Section 26. Directors Nguyen and Markiewicz noted that residents reported that they purchased property in this section based on a representation that the property was "lakefront"; however, several homeowners say their property actually faces a dry pond. Ms. Baker noted that the pond in question was always intended to be a dry-bottom pond and, once the Developer turns over lots to a homebuilder, the homebuilder is responsible for communication to the homebuyer of surrounding water features and other amenities. She noted that the Developer is actively communicating with homebuilders on appropriate lake property designations throughout Bridgeland.

CRITICAL LOAD STATUS

Mr. Schwartz 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. In that regard, Mr. Scott advised that SiE would submit the required information to the appropriate regulatory entities on behalf of the Board and the District.

AUTO-FLUSHER AGREEMENTS

The Board noted there were no Auto-Flusher Agreement(s) for consideration.

SUBMERGED STORM SEWER AGREEMENTS

The Board noted there were no submerged storm sewer agreements for consideration.

STREET LIGHT LETTER AGREEMENT

The Board noted there were no street light letter agreements for consideration.

WILDLIFE MANAGEMENT

The Board noted there were no wildlife matters for consideration.

DEVELOPER'S REPORT

Ms. Baker presented the monthly inventory report through May 2026 prepared by the Developer, a copy of which is attached hereto as **Exhibit E**. The Board noted no action regarding same.

Director Nguyen exited the meeting at this time.

The Board discussed the ownership of certain landscaping around the amenity ponds and responsibility for replacement. Director Markiewicz requested that proper ownership be confirmed for maintenance and replacements going forward. It was noted that SPH would contact Bridgeland Council, Inc. and inquire regarding same.

GARBAGE AND RECYCLING COLLECTION SERVICES

Ms. Nussa provided updates regarding collections and noted there were no issues to report. She noted a recent builder event that blocked street access for some of the garbage trucks, and requested that any planned closures be communicated to her so routes can be planned accordingly.

She additionally reported that the Bridgeland Water Agency (the "Agency") approved the printing of QR Code stickers to be affixed on resident trash carts. She noted that Republic will affix the stickers on newly issued resident carts, but stickers for existing customers will be provided to each district for dissemination. The Board discussed arranging a field technician to assist in distribution. Mr. Scott noted he would review same, as there will be an associated cost.

WEBSITE ADMINISTRATION

Ms. Craig presented a Communications Report dated June 25, 2026, to the Board, a copy of which is attached hereto as **Exhibit F**. She additionally requested input from the Directors for seasonal informational articles that can be added for resident information.

BRIDGELAND WATER AGENCY

In connection with the Agency, Mr. Schwartz advised that a hazardous waste disposal event has been scheduled for October 24, 2026. Ms. Craig reported that an e-bike awareness event is being scheduled in conjunction with Precinct 5, and educational materials and stakeholder outreach are in process.

Director Markiewicz made a request of the Developer to remove obstructive landscaping at the intersection of Shimmering Fields Drive at Cocoon Lane. Ms. Baker noted she would investigate same.

CYBER SECURITY TRAINING

The Board considered the status of completion of cybersecurity training. Mr. Schwartz 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 Directors Nguyen and Miller have completed same.

RECORDS DESTRUCTION REQUEST

Mr. Schwartz 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 request is attached hereto as **Exhibit G** (the "Request"). After discussion on the matter, Director Barrera moved that SPH be authorized to destroy the records described in the Request. Director Russ seconded said motion, which unanimously carried.

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. Schwartz 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 Barrera moved that SPH be authorized to complete and execute the Voting System Annual Filing Form and to file same with the Secretary of State's Office on behalf of the Board and the District. Director Miller seconded said motion, which carried unanimously.

ATTORNEY'S REPORT

Mr. Schwartz announced to the Board that he will be retiring at the end of 2026. In connection therewith, he noted he will be transitioning the District to Gina Free, an SPH partner familiar with the District, and therefore, additional meeting dates should be considered. The Board considered available meeting dates and determined that the regular meeting of the District shall, going forward, be held on the Third Wednesday of the month at noon commencing in July.

CONVENE IN CLOSED SESSION

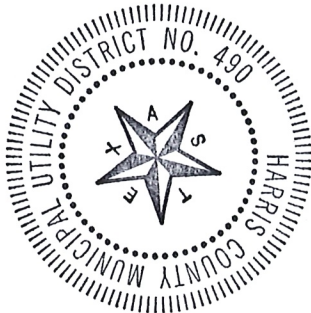
The Board President noted that the Board would not need to enter into Closed Session.

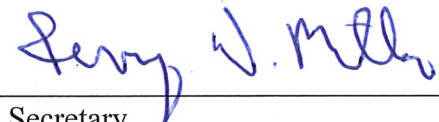
FUTURE MEETING AGENDA

The Board considered items for future agendas and noted no additional items necessary at this time.

ADJOURNMENT

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




Secretary

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 490

LIST OF ATTACHMENTS TO MINUTES

June 25, 2026

Exhibit A – Bookkeeper Report
Exhibit B - Tax Assessor-Collector's Report
Exhibit C – Operator Report
Exhibit D - Engineer's Report
Exhibit E – Inventory Report
Exhibit F – Communications Report
Exhibit G - Records Destruction Request