

# HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 490

## Minutes of Meeting of Board of Directors

March 26, 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 March 26, 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:

C. Troy Anthony, President  
Perry Miller, Vice-President  
Stephanie M. Russ, Secretary  
Lee Markiewicz, Assistant Secretary  
Sarah Barrera, Assistant Secretary

and all said persons were present, with the exception of Director Anthony, thus constituting a quorum. Director Anthony entered the meeting after it was called to order.

Also present were Christopher Section and Kaitlyn Bassett of Municipal Accounts & Consulting L.P. ("Municipal Accounts"); Wendy Maddox of Assessments of the Southwest ("ASW"); Kristen Demary and Aidan Massingale of BGE, Inc. ("BGE"); Lindsey DeLong of Inframark, LLC ("Inframark"); Greg Lentz and Austin Ficken of Masterson Advisors, LLC ("Masterson"); Barbara Nussa of Republic Services, Inc. ("Republic"); Jenna Craig of Touchstone District Services ("Touchstone"); Brian Gates of Howard Hughes Holdings on behalf of Bridgeland Development, LP (the "Developer"); Mike Scott of Si Environmental, LLC ("SiE"); Joseph M. Schwartz and Shelby Yllana of Schwartz, Page & Harding, L.L.P. ("SPH"). Fiona Nguyen, resident of the District, entered the meeting later as indicated herein.

The Vice 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 February 26, 2026. Following review, it was moved by Director Markiewicz, seconded by Director Russ, and unanimously carried that the minutes of the February 26, 2026 meeting be approved, as written.

### **BOOKKEEPER'S REPORT**

Mr. Section presented and reviewed with the Board the Bookkeeper's Report dated March 26, 2026, a copy of which is attached hereto as **Exhibit A**. Following discussion, it was moved by Director Miller, seconded by Director Russ, and unanimously carried, that the Bookkeeper's

Report be approved, as presented, and the disbursements listed therein be approved for payment, including check no. 3272 payable to TXU Energy, which check is not listed.

Director Anthony entered the meeting and chaired the remainder of the meeting.

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

Ms. Maddox presented to and reviewed with the Board the Tax Assessor Collector Monthly Report for the month ending February 28, 2026, a copy of which is attached hereto as **Exhibit B**. 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. The Board requested information on the Chevron property and inquired about the payment of taxes. Ms. Maddox agreed to review the matter and report to the Board the next meeting.

Ms. Maddox advised that documentation to authorize the transfer of the tax account with Wells Fargo Bank, N.A., between B&A Municipal Services, Inc. and ASW is in process. Mr. Schwartz noted that SPH will review same and place an item on the next meeting agenda for approval.

### **UNCLAIMED PROPERTY**

The Board considered authorizing the preparation of Unclaimed Property Reports as of March 1, 2026. After discussion on the matter, Director Markiewicz moved that the District's consultants be authorized to research the District's accounts to determine whether the District has unclaimed property and the District's Bookkeeper and/or Tax Assessor-Collector be authorized to prepare such report for the Board's approval, if necessary. Director Barrera seconded said motion, which unanimously carried.

Ms. Nguyen entered the meeting at this time.

### **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**

Ms. DeLong presented to and reviewed with the Board an Operations and Maintenance Report for the month of March 2026 prepared by Inframark, 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 Markiewicz moved that the Operator Report and actions noted therein be approved, as presented. Director Miller seconded said motion, which unanimously carried.

## **RATE ORDER**

The Board next considered amending the District's Rate Order to address rates proposed by SiE in connection with the initiation of their contract for operator services with the District. In connection therewith, Mr. Scott presented to and reviewed with the Board SiE's recommended changes to the District's Rate Order, a copy of which rate sheet is attached hereto as **Exhibit D**. After due discussion, the Board requested that a draft Rate Order be prepared reflecting the proposed contract rates as discussed for review at the next Board meeting, and SPH compare same to the Rate Orders for the other Bridgeland districts.

## **ENGINEER'S REPORT**

Ms. Demary presented and reviewed with the Board the Engineer's Report dated March 26, 2026, a copy of which is attached hereto as **Exhibit E**, including pay estimates and change orders listed therein. Ms. Demary then requested the Board's concurrence in the award of contract for construction of Prairieland Village, Section 44 Landscape Amenity to Gulf Coast Landscape Services. Mr. Schwartz then presented Conveyances of Facilities for acceptance as listed in the Engineer's Report. Ms. Demary then advised that Harris County prepared a traffic study for Basking Bend Drive, but did not recommend any changes. Ms. Demary advised that BGE will investigate other corrective options. The Board reiterated its safety concerns with the current state of the road and signage. The Board then addressed concerns relative to the restoration of sites within the District following completion of construction. Ms. Demary advised that she will work with SiE on possible solutions including periodic clean-up by SiE when technicians are in the field. 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.

## **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.



**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 490**

**LIST OF ATTACHMENTS TO MINUTES**

March 26, 2026

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