

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 490

Minutes of Meeting of Board of Directors

August 19, 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 August 19, 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, except Director Nguyen, thus constituting a quorum. Director Nguyen entered later in the meeting as indicated herein.

Also present were Miguel Medina of Municipal Accounts & Consulting L.P. ("Municipal Accounts"); Cameron Brown of Assessments of the Southwest ("ASW"); Kristen Demary of BGE, Inc. ("BGE"); Jenna Craig of Touchstone District Services ("Touchstone"); Mike Scott of Si Environmental, LLC ("SiE"); Barbara Nussa of Republic Services, Inc. ("Republic"); Paulina Baker of Howard Hughes Holdings on behalf of Bridgeland Development, LP (the "Developer"); Sergeant Joe Duke of Harris County Constable's Office, Precinct 5 ("Precinct 5"); and Gina M. Free and Shelby Yllana of Schwartz, Page & Harding, L.L.P. ("SPH"). Simon Van Dyk of Touchstone entered later in the meeting as indicated herein.

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 recognized Sergeant Joe Duke of Precinct 5. Sergeant Duke addressed the Board regarding its concerns relative to the distribution of security patrol coverage within the Bridgeland community. He reviewed service calls with the Board for the preceding months, noting that approximately 23% of all Bridgeland service calls have been recorded in Prairieland Village and Creekland Village. Director Markiewicz advised that he will review the list and provide updated street information if required. Sergeant Duke also noted that patrols are concentrated near the school zones, and discussed other traffic initiatives. The Board additionally discussed the status of existing Flock cameras within the Bridgeland community. The Board thanked Sergeant Duke, and he exited the meeting at this time.

Director Nguyen entered the meeting at this time.

APPROVAL OF MINUTES

The Board next considered approval of the minutes of its meeting held on July 15, 2026. Following review, it was moved by Director Miller, seconded by Director Barrera, and unanimously carried that the minutes of the July 15, 2026 meeting be approved, as written.

BOOKKEEPER'S REPORT

Mr. Medina presented to and reviewed with the Board the Bookkeeper's Report dated August 19, 2026, a copy of which is attached hereto as **Exhibit A**. He noted a reimbursement in the amount of \$189,045 was received from Harris County Municipal Utility District No. 418 ("No. 418") for HydroClear, LLC sludge hauling invoices erroneously paid by the District during fiscal year ended May 31, 2026. Following discussion, it was moved by Director Russ, seconded by Director Barrera, and unanimously carried, that the Bookkeeper's Report be approved, as presented, and the disbursements listed therein be approved for payment, as discussed.

TAX ASSESSOR COLLECTOR'S REPORT

Mr. Brown presented to and reviewed with the Board the Tax Assessor Collector Monthly Report for the month ending July 31, 2026, a copy of which is attached hereto as **Exhibit B**. He noted that certified tax rolls have not yet been received from Harris Central Appraisal District ("HCAD"). 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 Miller seconded said motion, which unanimously carried.

2026 TAX RATE RECOMMENDATION

The Board deferred consideration of the financial advisor's recommendation concerning the District's proposed 2026 tax rate, as it was noted that HCAD has not yet released the 2026 certified tax rolls.

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 July 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. He noted a recent excursion that occurred at the No. 418 Wastewater Treatment Plant that was reported by the operator for No. 418, Municipal District Services, LLC ("MDS"), and added that MDS is addressing the matter. Mr. Scott then presented a delinquent listing of 66 accounts to be forwarded to the uncollectible roll.

Mr. Scott then presented correspondence that was forwarded to District customers regarding the ending of the operator transition grace period on September 5, 2026, a copy of which is included with **Exhibit C**. Mr. Scott then discussed SiE's process for tagging and terminating delinquent accounts.

Mr. VanDyk entered the meeting at this time.

Mr. Scott next presented photographs, copies of which are included with **Exhibit C**, showing the removal of various curb markings located throughout the District. He advised that the removal company reported that it will take two passes to fully remove the markings, which has depleted the amount of funds previously authorized by the Board for the project. After discussion, the Board requested a cost estimate to remove the remainder of the markings within the District. Ms. Free advised that she will research which funds are available for said removal project.

After discussion, Director Miller moved that the Operator Report be approved, including forwarding 66 delinquent accounts to the uncollectible roll. Director Barrera seconded said motion, which unanimously carried.

ENGINEER'S REPORT

Ms. Demary presented and reviewed with the Board the Engineer's Report dated August 19, 2026, a copy of which is attached hereto as **Exhibit D**, including pay estimates and change orders listed therein. Ms. Demary recommended the Board's concurrence in the award of the bid for construction of Monument No. 3 to Gulf Coast Landscape Services, LLC. She noted that only one bid was received. The Board inquired about the bidding process for the Monument project. After discussion, Director Miller moved that the (i) Engineer's Report be approved, (ii) the Conveyance of Facilities for Phase 8 Detention and Spoil Disposal be accepted, and (iii) concurrence in the award of bid for construction of the Monument No. 3 be deferred pending receipt of additional information from BGE regarding same. Director Barrera seconded said motion, which unanimously carried.

The Board generally discussed planned road expansions throughout the community, to which Ms. Demary and Ms. Baker replied.

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. Director Markiewicz noted that many of the amenity lakes have low water levels, and inquired if any action would be taken to refill the lakes. Ms. Demary noted that she would check with the operator for Harris County Water Control and Improvement District No. 158 regarding same.

ASSIGNMENT OF REIMBURSABLES

Ms. Free reported to the Board that the Developer has requested the District approve and execute a Supplemental Agreement for Utility Development reflecting the assignment of Developer's rights to receive certain payments pursuant to the District's Utility Development Agreements with the Developer to National Finance Authority. In connection therewith, she then presented to the Board the Supplemental Agreement and Resolution approving of same for the Board's consideration, copies of which are attached hereto as **Exhibit E**. After discussion, Director Markiewicz moved that the Supplemental Agreement for Utility Development and Resolution approving of same, be approved as presented, and the President be authorized to execute same on behalf of the Board and the District. Director Barrera seconded said motion, which unanimously carried.

DEVELOPER'S REPORT

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

GARBAGE AND RECYCLING COLLECTION SERVICES

Ms. Nussa advised the Board that there were no service issues to report. She noted that Republic has not received the QR code stickers to affix to resident trash cans, as previously discussed. It was noted that the Bridgeland Water Agency ("Agency") is finalizing information for the distribution of the stickers. The Board took no action regarding this item.

WEBSITE ADMINISTRATION

Ms. Craig presented a Communications Report dated August 19, 2026, to the Board, a copy of which is attached hereto as **Exhibit G**. The Board took no action regarding this item. Ms. Craig announced that she would be leaving Touchstone, and Mr. VanDyk would be the District's representative moving forward.

BRIDGELAND WATER AGENCY

In connection with the Agency, Ms. Free advised of upcoming planned events in the community for October and November. She additionally noted that the Agency will not hold an education event on micromobility devices and will instead distribute educational materials on micromobility devices at National Night Out and the Family Fun & Fotos event.

CYBER SECURITY TRAINING

The Board considered the status of completion of cybersecurity training. Ms. Free 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, Russ, Markiewicz, and Miller have completed same.

ATTORNEY'S REPORT

Ms. Free noted that there were no other legal matters to report that were not previously discussed.

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 Miller, seconded by Director Markiewicz and unanimously carried, the meeting was adjourned.




Secretary

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 490

LIST OF ATTACHMENTS TO MINUTES

August 19, 2026

Exhibit A – Bookkeeper Report

Exhibit B - Tax Assessor-Collector's Report

Exhibit C – Operator Report

Exhibit D - Engineer's Report

Exhibit E – Assignment

Exhibit F – Inventory Report

Exhibit G – Communications Report