

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 490

Minutes of Meeting of Board of Directors

May 22, 2025

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 May 22, 2025, 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 of said persons were present, with the exception of Director Miller, thus constituting a quorum.

Also present were Christopher Section of Municipal Accounts & Consulting L.P. ("Municipal Accounts"); Barbara Nussa of Republic Services, Inc. ("Republic"); Kristen Turkal of BGE, Inc. ("BGE"); Mackenzie Johnson of Inframark, LLC ("Inframark"); Wendy Maddox and Rebecca Olvera of B&A Municipal Services, Inc. ("B&A"); Paulina Baker of Howard Hughes Corporation, on behalf of Bridgeland Development, LP ("Developer"); Joseph M. Schwartz and Shelby Yllana of Schwartz, Page & Harding, L.L.P. ("SPH"). Greg Lentz of Masterson Advisors, LLC ("Masterson") and Fiona Nguyen, a resident of the District, both entered the meeting after it was called to order.

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 deferred consideration of comments from the public, as no comments were offered.

APPROVAL OF MINUTES

The Board considered the approval of the minutes of its meeting held on April 24, 2025. Following review, it was moved by Director Barrera, seconded by Director Russ, and unanimously carried, that the minutes of the April 24, 2025, meeting be approved, as written.

BOOKKEEPER'S REPORT

Mr. Section presented and reviewed with the Board the Bookkeeper's Report dated May 22,

2025, a copy of which is attached hereto as **Exhibit A**. After discussion, Director Markiewicz moved that the Bookkeeper's Report be approved as presented, and the disbursements listed therein be authorized for payment, except check no. 2950, which was voided. Director Barrera seconded the motion, which carried unanimously.

Ms. Nguyen entered the meeting at this time.

Ms. Nguyen then addressed the Board with concerns regarding water discoloration. Ms. Johnson advised that the discoloration issue is related to the reactivation of wells serving Water Plant No. 2 and Water Plant No. 4. She noted that any discoloration should improve as usage increases in the summer months. Ms. Johnson also encouraged Ms. Nguyen to report any future issues directly to Inframark. Following the discussion, it was noted that Director Barrera would create a post on the neighborhood social media pages to advise residents to contact Inframark with any water quality concerns.

Mr. Lentz entered the meeting during the above discussion.

Ms. Nguyen then addressed the Board regarding greenspace maintenance and impact that drainage flow has on neighboring properties. Ms. Baker advised that she would investigate same and report back.

OPERATING BUDGET FOR FISCAL YEAR ENDING MAY 31, 2025

Mr. Section presented the proposed operational budget for fiscal year ending May 31, 2026, a copy of which is included within the Bookkeeper's Report. Upon review, Director Russ moved that the proposed operating budget for the District's fiscal year ending May 31, 2026, be approved, as presented, subject to final SPH review. Director Markiewicz seconded said motion, which unanimously carried.

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 of April 2025, copies of which are 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 was unanimously carried.

RATIFY UNCLAIMED PROPERTY REPORTS

Mr. Schwartz requested that the Board consider ratifying the Board's prior approval of Unclaimed Property Reports as of March 1, 2025, received from Municipal Accounts and B&A, and the filing of same with the Texas Comptroller of Public Accounts prior to July 1, 2025. After discussion on the matter, it was moved by Director Russ, seconded by Director Barrera, and unanimously carried that such prior approval be ratified and approved in all respects.

DELINQUENT TAX COLLECTIONS REPORT

Mr. Schwartz next presented to and reviewed with the Board a delinquent tax collections report prepared by Perdue, Brandon, Fielder, Collins & Mott, L.L.P., the District's delinquent tax attorneys, a copy of which report is attached hereto as **Exhibit C**. After discussion, the Board noted that no action was necessary at this time.

OPERATOR REPORT

Ms. Johnson presented to and reviewed with the Board an Operations and Maintenance Report for the month of April 2025, a copy of which is attached hereto as **Exhibit D**. Ms. Johnson next presented proposals from Inframark for the placement of Fleetzoom monitors at the Dog Park and Lift Station No. 4 in the estimated amounts of \$11,000 and \$10,750, respectively (collectively, the "Proposals"). Copies of the Proposals are included with the Operations and Maintenance Report. After discussion, Director Barrera moved that the Operator's Report and all action items noted therein be approved, including the Proposals. Director Markiewicz seconded said motion, which unanimously carried.

CONSUMER CONFIDENCE REPORT

Ms. Johnson then presented to and reviewed with the Board a draft of the District's Consumer Confidence Report ("CCR"), the format of which is dictated by the Texas Commission on Environmental Quality ("TCEQ") and by the United States Environmental Protection Agency. A copy of the draft CCR is included in the Operations Report. She advised the Board that the CCR must be provided to all customers of the District prior to July 1 of this year, as required by law. After discussion on the matter, it was moved by Director Barrera, seconded by Director Russ, and unanimously carried that the CCR be approved by the Board, subject to SPH's final review and approval, and that Inframark be authorized and directed to distribute same to the District's customers by mail prior to the July 1 deadline. 7

ENGINEER'S REPORT

Ms. Turkal presented and reviewed with the Board the Engineer's Report dated May 22, 2025, a copy of which is attached hereto as **Exhibit E**, including the pay estimates and change orders listed therein. Mr. Schwartz then presented easements to serve Praireland Village Section 44 and Praireland Village Section 43 (collectively, the "Easements"). Following discussion of the Engineer's Report, Director Russ moved that all action items identified in the Engineer's Report be approved, as recommended by BGE, including acceptance of the Easements. Director Barrera seconded said motion, which unanimously carried.

PROPOSED UNLIMITED TAX BONDS, SERIES 2025 (THE "BONDS")

The Board next considered the proposed issuance of the District's Bonds. In that regard, Mr. Schwartz advised that the District's consultants filed the bond application report with the TCEQ, and it was declared administratively complete on May 6, 2025. He noted a potential bond sale date for the September 2025 Board meeting. The Board took no action regarding this item.

SUBMERGED STORM SEWER AGREEMENTS

The Board noted the submerged storm sewer agreements were considered and approved under the Engineer's Report.

STREET LIGHT LETTER AGREEMENT

The Board noted that there were no street light letter agreements received for approval at this time.

WILDLIFE MANAGEMENT

The Board considered wildlife management matters, noting the recent removal of two alligators from the amenity ponds. The Board took no action on this item as it was noted that the Developer was managing same.

DEVELOPER'S REPORT

Ms. Baker presented to and reviewed with the Board the home inventory report through April 2025, as prepared by the Developer, a copy of which is attached hereto as **Exhibit F**. The Board took no action regarding same.

GARBAGE AND RECYCLING COLLECTION SERVICES

Ms. Nussa noted there were no service issues to report, and reported on the recent Document Shred Event in the community. The Board took no action regarding this item.

WEBSITE ADMINISTRATION

The Board noted that it had nothing new to discuss with respect to the District's website administration at this time.

BRIDGELAND WATER AGENCY (THE "AGENCY")

The Board considered matters relative to the Agency. Mr. Schwartz reported that the Agency approved its budget for its fiscal year ending March 31, 2026. He also informed the Board that the Agency is adding four (4) additional constables to patrol the community effective October 1, 2025. After discussion, the Board took no action regarding this item.

ATTORNEY'S REPORT

Mr. Schwartz noted that he had no legal matters to report at this time.

Mr. Lentz provided the Board with an overview of the current bond market.

CLOSED SESSION

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

FUTURE MEETING AGENDA

The Board noted it had no items for consideration on future agendas.

ADJOURNMENT

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

Asst. 
Secretary

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 490

LIST OF ATTACHMENTS TO MINUTES

May 22, 2025

Exhibit A – Bookkeeper Report
Exhibit B – Tax Assessor Collector Report
Exhibit C – Delinquent Tax Collector Report
Exhibit D – Operator's Report
Exhibit E – Engineer Report
Exhibit F – Inventory Report