MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 504

July 10, 2026

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 504 (the "District") met in regular session, open to the public, on the 10th day of July, 2026, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Houston, Texas, outside the boundaries of the District, and by videoconference, with access available to the public, pursuant to Chapter 551.127 of the Texas Government Code, and the roll was called of the members of the Board present in person:

John Hernandez	President
Ebony McGowen	Vice President
Kedrin Bell	Secretary
Anthony Turner	Assistant Secretary
Kimberly Badu	Assistant Vice President

and all of the above were present except Director Hernandez, thus constituting a quorum.

Also present at the meeting were Steve Cole, Gregory Riley, and Dave Lewis, residents of the District; Marizela Lupic and Sydney Rosenberg of Read King; Paul Schneider and Harry Rockwood, directors of Harris County Municipal Utility District No. 412 ("HC 412"); Calep Estes of Touchstone District Services ("Touchstone"); Chip Patronella of Ethoscapes, LLC; Christina Ferguson of Myrtle Cruz, Inc.; Corporal Oswaldo Alvarez of Harris County Constable's Office ("HCCO"); Rachel Sternberg of BGE, Inc.; Monica Garcia of Assessments of the Southwest, Inc.; Trina Kilgore of Inframark Water & Infrastructure Services ("Inframark"); and Christina Miller, Audrey Briscoe, and Jennifer Ramirez of Allen Boone Humphries Robinson LLP.

PUBLIC COMMENTS

Mr. Cole addressed the Board regarding his concerns related to the installation of overhead power poles along Madera Run Parkway. Ms. Miller stated that CenterPoint Energy installed the power poles and the District did not have any input on the locations.

APPROVE MINUTES

The Board reviewed the minutes of the June 4, 2026, regular meeting. After review and discussion, Director Badu moved to approve the minutes of the June 4, 2026, regular meeting, as presented. Director Turner seconded the motion, which passed unanimously.

UPDATE FROM HC 412, INCLUDING REPORT FROM JOINT FACILITIES COMMITTEE

Mr. Rockwood reviewed an update provided by HC 412 on the status of the joint facilities, including repairs and maintenance conducted during the previous month and water usage.

REPORT FROM COMMUNICATIONS COMMITTEE, INCLUDING DISTRICT WEBSITE MATTERS

The Board reviewed the monthly communications report prepared by Touchstone, a copy of which is attached.

REPORT FROM BEST TRASH

The Board reviewed a report on garbage collection and recycling services in the District from Best Trash, a copy of which is attached.

SECURITY MATTERS, INCLUDING CONSTABLE'S REPORT AND REPORT FROM THE SECURITY COMMITTEE

Corporal Alvarez reviewed the security report from the HCCO, a copy of which is attached.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Garcia reviewed the tax assessor/collector's report, a copy of which is attached, and reviewed the District's delinquent tax roll. She reported that the District's 2025 taxes were 98.41% collected as of June 30, 2026.

Following review and discussion, Director Bell moved to approve the tax assessor/collector's report and payment of the tax bills. Director Badu seconded the motion, which passed unanimously.

DISCUSS ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") SUMMER CONFERENCE, APPROVE REIMBURSEMENT OF ELIGIBLE EXPENSES, AND AUTHORIZE ATTENDANCE AT WINTER CONFERENCE

The Board discussed the AWBD summer conference. The Board then considered approving reimbursement to the directors for expenses incurred in attending the AWBD summer conference and authorizing attendance at the AWBD winter conference. After review and discussion, Director Bell moved to approve reimbursement of the eligible AWBD summer conference expenses and to authorize attendance of Board members at the AWBD winter conference. Director Turner seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Ferguson reviewed the bookkeeper's report, a copy of which is attached, and reviewed the bills of the District submitted for payment.

After review and discussion, Director Turner moved to approve the bookkeeper's report and payment of the bills. Director McGowen seconded the motion, which passed unanimously.

AMEND BUDGET FOR FISCAL YEAR END JUNE 30, 2027

The Board tabled discussion on this agenda item.

REPORT ON DETENTION AND DRAINAGE FACILITIES

The Board reviewed the report on the maintenance of the District's storm water quality features prepared by Storm Water Solutions, LLC, a copy of which is attached.

Mr. Patronella reviewed the report on mowing and maintenance in the District, a copy of which is attached.

Mr. Patronella reviewed a proposal in the amount of $700.00 for the removal of debris located along a drainage swale behind Tranquility Grove Drive, a copy of which is attached.

Mr. Patronella reviewed a proposal in the amount of $3,375.00 for the removal of two areas of graffiti, a copy of which is attached.

After review and discussion, Director Bell moved to (1) approve the proposal in the amount of $700.00 for the removal of debris; and (2) approve the proposal in the amount of $3,375.00 for the removal of two areas of graffiti. Director Badu seconded the motion, which passed unanimously.

CONSIDER PROPOSAL FOR PROPOSED CELLULAR TOWER

Ms. Miller updated the Board on the status of discussions with TowerNorth Development regarding proposed lease terms for a possible cellular tower.

OPERATION OF DISTRICT FACILITIES

Ms. Kilgore presented an operator's report, a copy of which is attached, and reviewed it with the Board.

Ms. Kilgore updated the Board on the request for a utility bill adjustment from a resident on Beechwood Forest Way. She stated that the resident identified an irrigation leak and is having it repaired, so Inframark will monitor resident's water usage for one additional month and then calculate a bill adjustment based on the Board's leak adjustment policy.

Ms. Kilgore reviewed ten abandoned accounts with an outstanding balance in excess of $25.00 and requested authorization to turn over the accounts to a collection agency to pursue collection.

After review and discussion, Director McGowen moved to (1) approve the operator's report; and (2) authorize Inframark to turn over the recommended accounts with an outstanding balance in excess of $25.00 to a collection agency. Director Badu seconded the motion, which passed unanimously.

HEARING ON TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT CUSTOMERS AND AUTHORIZE TERMINATION OF SERVICE

Ms. Kilgore presented a list of delinquent customers and reported the residents on the termination list were delinquent in payment of their water and sewer bills and were given written notification, in accordance with the District's Rate Order, prior to the meeting of the opportunity to appear before the Board to explain, contest, or correct their bills and to show why utility services should not be terminated for reason of non-payment. Following review and discussion, Director McGowen moved to authorize termination of delinquent accounts in accordance with the District's Rate Order and direct that the delinquent customer list be filed appropriately and retained in the District's official records. Director Badu seconded the motion, which passed unanimously.

ENGINEER'S REPORT

Ms. Sternberg reviewed the engineer's report, a copy of which is attached.

GROVES NORTH RETAIL PUBLIC INFRASTRUCTURE

Ms. Sternberg updated the Board on the status of construction of the Groves North retail public infrastructure project. She reviewed and recommended approval of Pay Estimate Nos. 7 and 8 in the amounts of $10,135.70 and $142,219.35, respectively, submitted by C.E. Barker Ltd. ("C.E. Barker").

After review and discussion, and based on the engineer's recommendation, Director Bell moved to approve Pay Estimate Nos. 7 and 8 in the amounts of $10,135.70 and $142,219.35, respectively, to C.E. Barker, as recommended. Director Turner seconded the motion, which passed unanimously.

LIFT STATION NO. 1 EXPANSION AND GENERATOR ADDITION

Ms. Sternberg updated the Board on the status of design and ultimate sizing of the proposed lift station no. 1 expansion and generator addition.

LIFT STATION NOS. 2 AND 3 GENERATOR ADDITIONS

Ms. Sternberg updated the Board on the status of construction of the lift station nos. 2 and 3 generator addition project. She stated that she had no pay estimates from C.F. McDonald Electric, Inc. for the Board's approval.

DISTRICT CAPITAL IMPROVEMENT PLAN ("CIP") AND JOINT CIP WITH HC 412

Ms. Sternberg stated that the wastewater treatment plant expansion study is ongoing.

COMMERCIAL DEVELOPMENT AND DISTRICT PLAN REVIEW

Ms. Sternberg updated the Board on the status of commercial development and plan reviews in the District, as reflected in her report.

UTILITY COMMITMENT LETTERS

There was no discussion on this agenda item.

OTHER ENGINEERING MATTERS

The Board discussed the request from LAN Engineering on behalf of Harris County for assistance in their preparation of a county-wide Master Drainage Plan. After discussion, the Board concurred to decline to provide the requested assistance.

Ms. Sternberg updated the Board on the status of street sign repairs in the District.

After review and discussion, Director Turner moved to approve the engineer's report. Director Bell seconded the motion, which passed unanimously.

UPDATE ON PREPARATION OF BOND APPLICATION NO. 10

Ms. Sternberg updated the Board on the status of preparation of bond application no. 10.

DEEDS AND EASEMENTS

The Board considered granting an electric easement to CenterPoint Energy Houston Electric, LLC ("CenterPoint") along part of Woodland Hills Drive. After review and discussion, Director McGowen moved to grant the Electric Easement to CenterPoint, subject to final review. Director Bell seconded the motion, which passed unanimously.

LANDSCAPING REPORT

The Board reviewed the landscape architect's report prepared by TBG Partners, a copy of which is attached.

REPORT ON DEVELOPMENT

There was no discussion on this agenda item.

DISTRICT ACTION ITEMS LIST

The Board reviewed the action list and noted items to be included and removed from the list.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.

(SEAL)

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 504

TEXAS

Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES