

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 504

February 6, 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 6th day of February, 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 Badu, thus constituting a quorum.

Also present at the meeting either in person or via videoconference were Bryan McKinney of Knight & Day Group, LLC; Vikki Wilkes and Joan Bullock, residents of the District; Loren Morales of Rathmann & Associates, Inc.; Josh LaMartina of TBG Partners; Jenna Craig of Touchstone District Services ("Touchstone"); Paul Schneider, director of Harris County Municipal Utility District No. 412 ("HC 412"); Chip Patronella of Champions Hydro-Lawn, Inc.; Corporal Oswaldo Alvarez of Harris County Constable's Office ("HCCO"); Christina Ferguson of Myrtle Cruz, Inc.; Rachel Sternberg of BGE, Inc. ("BGE"); Monica Garcia of Assessments of the Southwest, Inc.; Trina Kilgore of Inframark Water & Infrastructure Services; and Elizabeth Cone and Jennifer Ramirez of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

Mr. McKinney introduced himself and stated that he is a municipal financial advisor looking to learn more about municipal utility districts, as well as a resident of the District.

The Board reviewed correspondence from TowerNorth, a copy of which is attached, requesting the Board consider allowing the installation of a cellular tower on District property. The Board concurred to consider a proposal from TowerNorth at the next regular meeting.

APPROVE MINUTES

The Board reviewed the minutes of the January 9, 2026, regular meeting. After review and discussion, Director Turner moved to approve the minutes of the January 9, 2026, regular meeting, as presented. Director Bell seconded the motion, which passed unanimously.

Director McGowen entered the meeting.

2026 DIRECTORS ELECTION

The Board considered a proposed Order Calling Directors Election for the May 2, 2026 election. Following review and discussion, Director Hernandez moved to adopt the Order Calling Directors Election and direct that the Order be filed appropriately and retained in the District's official records. Director Bell seconded the motion, which passed unanimously.

Ms. Cone discussed that Notice of Election may be required to be posted or published and provided to the County Clerk and Voter Registrar of Harris County. After review and discussion, Director Hernandez moved to authorize the Secretary's agent to post or publish and provide to the County Clerk and Voter Registrar Notice of Election, if required. Director Bell seconded the motion, which passed unanimously.

UPDATE FROM HC 412, INCLUDING REPORT FROM JOINT FACILITIES COMMITTEE

Mr. Schneider 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.

Director Turner updated the Board on the preparation for the spring tree planting event on April 25, 2026, including coordination with The Groves Community Association ("HOA"). He reviewed a preliminary event summary and budget, a copy of which is attached. Director Turner stated that he is having trouble sourcing the correct species and size of trees needed for the event. After discussion, the Board concurred to discontinue plans for a tree planting event and focus on participating in the HOA's community cleanup event scheduled for the same day. The Board concurred that, in the future, community event planning should be managed by at least two Board members to ensure proper planning and logistical support.

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.

ANNUAL CYBERSECURITY AND ARTIFICIAL INTELLIGENCE TRAINING

Ms. Cone stated that directors are now required to take annual cybersecurity and artificial intelligence training. She stated that once guidance has been received from the State of Texas regarding approved training programs, ABHR will provide that guidance to directors.

ADOPT RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

Ms. Cone reviewed the various optional tax exemptions the District may offer its residents and noted that the District currently offers an exemption from ad valorem taxation of \$20,000 of the appraised value of residence homesteads of individuals who are disabled or are sixty-five (65) years of age or older. Discussion ensued regarding the optional tax exemptions.

After review and discussion, Director Hernandez moved to adopt the Resolution Concerning Exemptions From Taxation providing for the exemption from ad valorem taxation of \$20,000 of the appraised value of residence homesteads of individuals who are disabled or are sixty-five (65) years of age or older, but rejecting a general homestead exemption, and direct that the Resolution be filed appropriately and retained in the District's official records. Director McGowen seconded the motion, which passed unanimously.

ADOPT RESOLUTION REGARDING DEVELOPMENT STATUS FOR 2026 TAX YEAR

The Board discussed the District's development status. After fully considering relevant data, information, statutory definitions, and the engineer's recommendation, the Board determined that the District is a "Developing District" for the 2026 tax year.

Following review and discussion, Director Hernandez moved to adopt a Resolution Regarding Development Status for 2026 Tax Year establishing the District as a Developing District for the 2026 tax year, pursuant to Section 49.23603, Texas Water Code, and direct that the Resolution be filed appropriately and retained in the District's

official records. Director Bell seconded the motion, which passed unanimously.

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 90.76% collected as of January 31, 2026.

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

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

The Board discussed the AWBD winter conference. The Board then considered authorizing attendance at the AWBD summer conference. After review and discussion, Director Hernandez moved to authorize attendance of Board members at the AWBD summer 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 McGowen moved to approve the bookkeeper's report and payment of the bills. Director Turner seconded the motion, which passed unanimously.

Ms. Cone reviewed an arbitrage rebate report for the Series 2015 Bonds prepared by Omnicap Group LLC. She noted that the report reflects that the District does not owe any payment to the Internal Revenue Service for excess earnings on bond funds.

REPORT ON DETENTION AND DRAINAGE FACILITIES

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 \$11,865.00, a copy of which is attached, for desilting box culverts on Madera Run Parkway. After review and discussion, Director Bell moved to approve the proposal in the amount of \$11,865.00. Director Turner seconded the motion, which passed unanimously.

Mr. Patronella reported that there is debris located in a District drainage swale

and damage to the swale that appears to be caused by a resident's unauthorized use of District property by a resident on Little Woodstar Court. Following discussion, the Board concurred to authorize ABHR to send correspondence to the resident regarding the unauthorized use of District property.

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.

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 status of the electronic water meter repairs in the District by Zenner USA.

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

ENGINEER'S REPORT

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

MADERA RUN PARKWAY EXPANSION (FROM HICKORY ARROYO DRIVE TO RADURA ROAD)

Ms. Sternberg updated the Board on the status of the Madera Run Parkway expansion (from Hickory Arroyo Drive to Radura Road) project. She stated that she had no pay estimates from Precise Services, Inc. for the Board's approval.

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 No. 3 in the amount of \$38,980.44, submitted by C.E. Barker Ltd. ("C.E. Barker").

After review and discussion, Director Turner moved to approve Pay Estimate No. 3 in the amount of \$38,980.44 to C.E. Barker, as recommended. Director Bell 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 reviewed and recommended approval of Pay Estimate No. 1 in the amount of \$131,850.00, submitted by C.F. McDonald Electric, Inc. ("C.F. McDonald").

After review and discussion, Director Turner moved to approve Pay Estimate No. 1 in the amount of \$131,850.00 to C.F. McDonald, as recommended. Director Bell seconded the motion, which passed unanimously.

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

Ms. Sternberg updated the Board of street sign repairs in the District. She requested the Board increase the monthly not to exceed amount for street sign repairs from \$2,500 to \$3,000. After review and discussion, Director Turner moved to increase the monthly not to exceed amount for street sign repairs to \$3,000. Director Bell seconded the motion, which passed unanimously.

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

DEEDS AND EASEMENTS

There was no discussion on this agenda item.

LANDSCAPING REPORT

Mr. LaMartina reviewed the landscape architect's report, a copy of which is attached.

LANDSCAPING IMPROVEMENTS TO MADERA RUN PARKWAY

Mr. LaMartina updated the Board on the status of design of the Madera Run Parkway landscaping improvements project. He reviewed a cost estimate for phasing different portions of the proposed project, a copy of which is attached. Discussion ensued regarding funding for the project.

Mr. LaMartina reviewed an exhibit of areas suitable for future tree plantings, a copy of which is attached.

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

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.

DISCUSS MEETING SCHEDULE

The Board discussed the District's regular meeting schedule.

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

(SEAL)



Secretary, Board of Directors

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