

MINUTES  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500  
(Internal)

July 8, 2025

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 500 (the "District") met in regular session, open to the public, on the 8<sup>th</sup> day of July, 2025, at the Lakehouse, 10000 Towne Lake Parkway, Cypress, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Jeffrey D. Ottmann	President
Joanne E. Quintero	Vice President
Jeff P. Collins	Secretary
James Spackman	Assistant Secretary
Alan Steinberg	Asst. Vice President/Asst. Secretary

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

Also present at the meeting were Danielle Gonzalez, Director of Harris County Municipal Utility District No. 503; Brett Burgin of Terry's Landscape, LLC ("Terry's"); Lydia Morgan, member of the public; Deputy Javier Concepcion of Harris County Sheriff's Office ("HCSO"); Jennifer Vossler of McCall Gibson Swedlund Barfoot Ellis PLLC; Leslie Cook of RBC Capital Markets; Michael Crahan of Caldwell Companies ("Caldwell"); Angel Ruvalcaba of KGA/DeForest Design, LLC; Lynn Kurtz of Myrtle Cruz, Inc.; Amanda Benzman of Inframark Water & Infrastructure Services; Erik Scott of Storm Water Solutions, LLC; Kenrick Piercy of EHRA Engineering ("EHRA"); Brenda McLaughlin of Bob Leared Interests; and Katie Carner, Jennifer Ramirez, and Franky Wallace of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

Mr. Burgin introduced himself to the Board and explained the services Terry's provides.

CONSENT AGENDA

Director Ottmann offered Board members the opportunity to remove items from the Consent Agenda for individual discussion. After discussion, Director Spackman moved to approve all items on the Consent Agenda, and direct that, where appropriate, the documents be filed appropriately and retained in the District's official records, including: (1) the minutes of the June 10, 2025, regular meeting; (2) the bookkeeper's report; (3) approving reimbursement of eligible directors' expenses from the summer Association of Water Board Directors ("AWBD") conference, which the bookkeeper

confirmed are in compliance with the District's Travel Reimbursement Guidelines, and authorizing any interested directors to attend the AWBD winter conference and any other AWBD official events; (4) the tax assessor's report; (5) adopting the Resolution Requesting Appraisal of Property and Certificate of Estimated Appraised Value; (6) the operator's report; and (7) the engineer's report. Director Quintero seconded the motion, which passed unanimously. Copies of the bookkeeper's report, tax assessor's report, operator's report, and engineer's report are attached.

#### ITEMS REMOVED FROM THE CONSENT AGENDA

There were no items from the Consent Agenda.

#### SECURITY MATTERS, INCLUDING REPORT FROM THE HCSO AND SECURITY COMMITTEE, INTERLOCAL AGREEMENT FOR LAW ENFORCEMENT SERVICES, AND FIRST AMENDMENT TO COST SHARING AGREEMENT FOR LAW ENFORCEMENT SERVICES AND LEGAL CONFLICTS WAIVER

Ms. Carner reported that the other Towne Lake Participants agreed to contribute to the cost of an additional deputy, to be added to the District's law enforcement contract with the HCSO. She stated that, as previously authorized, ABHR sent a request to HCSO to add an additional deputy to the renewal contract. The Board tabled consideration of the Interlocal Agreement for Law Enforcement Services with Harris County and the First Amendment to Cost Sharing Agreement for Law Enforcement Services with the District, Harris County Municipal Utility District Nos. 501, 502, and 503, and the Towne Lake Community Association, Inc., pending confirmation from the HCSO that the additional deputy will be added.

Director Quintero and Ms. Morgan updated the Board on security matters in Towne Lake.

The Board discussed the security concerns brought up by residents of Lakeshore at the previous regular meeting. Mr. Crahan stated that the developer has agreed to install a gate along the trail adjacent to the lake.

#### APPROVE ANNUAL REPORT AND AUTHORIZE FILING OF SAME IN ACCORDANCE WITH CONTINUING DISCLOSURE OF INFORMATION AGREEMENT

Ms. Carner reviewed an Annual Report containing updated financial and operating data to be filed in accordance with the continuing disclosure provisions contained in the bond resolutions. She stated that the District is required to file certain financial and operating data with the Municipal Securities Rulemaking Board through EMMA in compliance with SEC Rule 15c2-12. Following review and discussion, Director Quintero moved to approve the Annual Report, subject to final review,

authorize the attorney to submit the Annual Report in compliance with the continuing disclosure provisions contained in the bond resolutions, and direct that the Annual Report be filed appropriately and retained in the District's official records. Director Steinberg seconded the motion, which passed unanimously.

#### ANNUAL REVIEW OF PROCEDURES FOR CONTINUING DISCLOSURE COMPLIANCE

The Board reviewed the District's procedures for continuing disclosure compliance. The Board concurred that no changes are required at this time.

#### ADDITIONAL FINANCIAL AND BOOKKEEPING MATTERS

In response to an inquiry from the Board, Ms. McLaughlin discussed the tax refund check for Kroger Texas LP.

#### RENEWAL OF DISTRICT'S INSURANCE POLICIES

Ms. Carner stated that the District has not yet received the insurance renewal proposal from Arthur J. Gallagher & Co.

#### ADDITIONAL TAX MATTERS, INCLUDING ADOPT RESOLUTION NOMINATING CANDIDATE FOR BOARD OF DIRECTOR ELECTION FOR HARRIS CENTRAL APPRAISAL DISTRICT ("HCAD")

The Board considered nominating a candidate for the Board of Director Election for HCAD. After discussion, the Board took no action on this matter.

#### ADDITIONAL OPERATIONAL MATTERS

There was no discussion on this agenda item.

#### HEARING ON TERMINATION OF WATER AND SEWER SERVICE

There was no discussion on this agenda item.

#### WEST HARRIS COUNTY REGIONAL WATER AUTHORITY MATTERS

There was no discussion on this agenda item.

#### ADDITIONAL ENGINEERING MATTERS

Mr. Piercy updated the Board regarding the comments he received from the Texas Commission on Environmental Quality ("TCEQ") for the District's Emergency Preparedness Plan ("EPP"). He stated that he is addressing the comments with the

TCEQ. Director Ottmann requested that EHRA include the Board on the final EPP submittal.

#### AUTHORIZE EXECUTION OF GENERAL CERTIFICATE IN CONNECTION WITH MASTER DISTRICT'S BOND SALE

The Board considered authorizing execution of the General Certificate in connection with the Master District's Series 2025A Contract Revenue Bonds (Road Facilities) ("Series 2025A Bonds"). Following review and discussion, Director Spackman moved to authorize execution of the General Certificate in connection with the Master District's Series 2025A Bonds. Director Quintero seconded the motion, which passed unanimously.

#### AUTHORIZE EXECUTION OF RESOLUTION TO COMPLY WITH THE SECURITIES AND EXCHANGE COMMISSION RULE 15C2-12 IN CONNECTION WITH MASTER DISTRICT'S BOND SALE

The Board considered authorizing execution of a Resolution to Comply with the Securities and Exchange Commission Rule 15c2-12, whereby the District agrees to provide current financial information on an annual basis. Following review and discussion, Director Spackman moved to authorize execution of the Resolution to Comply with the Securities and Exchange Commission Rule 15c2-12 in connection with the Master District's Series 2025A Bonds. Director Quintero seconded the motion, which passed unanimously.

#### REPORT REGARDING DEVELOPMENT IN THE DISTRICT

Mr. Crahan updated the Board on the status of development in Towne Lake.

#### REVIEW AND REVISE ACTION LIST

The Board noted items to be included from the list.

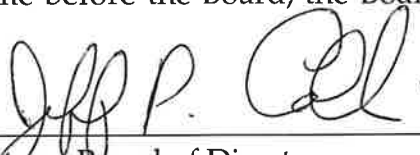
The Board suspended the meeting at 12:19 p.m.

The Board reconvened the meeting at 1:31 p.m.

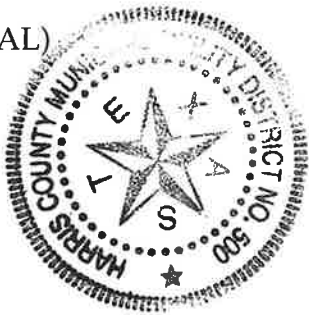
## REPORT REGARDING LEGISLATIVE MATTERS

Ms. Carner reviewed a report prepared by ABHR regarding legislative matters pertaining to the 89<sup>th</sup> Regular Session of the Texas Legislature. She summarized significant legislation applicable to municipal utility districts and responded to Board members' questions.

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

  
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Secretary, Board of Directors

(SEAL)



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