

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 370
Minutes of Meeting of Board of Directors
April 13, 2026

The Board of Directors of Harris County Municipal Utility District No. 370 met in regular session, open to the public on April 13, 2026, at 1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas, in accordance with the duly posted notice of a public meeting, and the roll was called of the duly constituted members of said Board of Directors, as follows:

Steven G. Reyenga, President
Harold Cobb, Vice President
Mike Ecklund, Secretary
Linda D. Myers, Assistant Secretary
Chuck Werninger, Assistant Secretary

all of whom were present, except Director Werninger, thus constituting a quorum.

Also attending the meeting were: Michael Tsoukias, a resident of the District; Putri Tesalonika of Municipal Accounts & Consulting, L.P. ("MAC"); Wendy Maddox of Assessments of the Southwest, Inc. ("ASW"); Aaron Zuniga of Champions Hydro-Lawn, Inc./Ethoscapes ("Champions"); Phillip Dautrich of TNG Utility Corp. ("TNG"); Brian Chovanec of Benchmark Engineering Corporation ("Benchmark"); Justin Waggoner of Touchstone District Services, LLC ("Touchstone"); and Gordon Cranner, Shelby Yllana, and Ashley Ramos of Schwartz, Page & Harding, L.L.P. ("SPH").

The President then called the meeting to order and declared it open for such business as might regularly come before the Board.

PUBLIC COMMENTS

Mr. Tsoukias addressed the Board regarding the District's contribution to the Villages at Lakepointe Homeowners Association ("VAL") and the District's allocation of \$50,000 toward the proposal for the playground project, as discussed at the last Board meeting. Mr. Tsoukias then expressed his concerns with VAL's bidding of the playground project and requested the Board consider holding the funds to VAL for the playground project until the Board is satisfied VAL has met all bidding requirements. Mr. Cranner stated the Board previously authorized SPH to prepare a letter agreement between the District and VAL and noted representation language may be added to the letter agreement stipulating that VAL comply with bidding requirements applicable to VAL related to the playground project. The Board concurred to include the additional language in the letter agreement, as discussed.

Mr. Tsoukias then thanked the Board for their time and exited the meeting.

APPROVAL OF MINUTES

The Board then reviewed the minutes of its meeting held on March 9, 2026. After review and discussion of the minutes presented, Director Myers moved that such minutes be approved, as revised. Director Cobb seconded said motion, which unanimously carried.

SECURITY CONTRACTS

Mr. Cranner reported there were no action items for the Board related to the Law Enforcement Agreements with Lakes on Eldridge North and VAL at this time.

TAX ASSESSOR-COLLECTOR'S REPORT

Ms. Maddox presented to and reviewed with the Board the Tax Assessor-Collector Report for the period ending March 31, 2026 (the "Report"), as prepared by ASW, a copy of which report is attached hereto as **Exhibit A**. After discussion, Director Reyenga moved to approve the Report and authorize the disbursements identified therein to be paid from the District's tax account. Director Ecklund seconded said motion, which unanimously carried.

RESOLUTION AUTHORIZING AN ADDITIONAL PENALTY ON DELINQUENT REAL PROPERTY TAXES

The Board considered the adoption of a Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes. Mr. Cranner advised the Board that it is authorized pursuant to Section 33.07 of the Texas Tax Code, as amended, to impose, under certain conditions on July 1, an additional penalty not to exceed twenty percent (20%) of the total taxes, penalty and interest due the District on taxes that remain delinquent as of July 1 of the year in which they became delinquent. He noted that the additional penalty to be imposed by this Resolution will not apply to delinquent personal property taxes which have incurred an additional penalty pursuant to that certain Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes, which was passed and approved by the District on January 12, 2026. After further discussion, it was moved by Director Ecklund, seconded by Director Myers, and unanimously carried, that the Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes, a copy of which is attached hereto as **Exhibit B**, be adopted by the District, and that Delinquent Tax Attorney be authorized to proceed with the collection of the District's 2025 delinquent real property tax accounts on July 1, 2026, subject to proper notice having been given as provided in said Resolution, including the filing of lawsuits as necessary.

DELINQUENT TAX REPORT

Mr. Cranner stated that no report was received this month from Ted A. Cox, P.C., the District's delinquent tax attorney.

OPERATIONS AND MAINTENANCE REPORT

Mr. Dautrich presented to and reviewed with the Board the Operations and Maintenance Report dated April 13, 2026, a copy of which report is attached hereto as **Exhibit C**.

Mr. Dautrich reported on the interconnect between the District and Harris County Municipal Utility District No. 341 ("MUD 341") and stated that TNG shut down the District's water plant and MUD 341's water plant separately to test the performance of each water plant. Mr. Dautrich stated that each plant successfully sustained the needs of both the District and MUD 341 during the testing. Mr. Dautrich then stated that TNG recommends taking the District's water plant offline for approximately four (4) hours and to utilize the District's interconnect with MUD 341 in order to perform necessary upgrades to the lighting panel. He then presented to and reviewed with the Board a proposal from Neil Technical Services ("NTS") in the amount of \$9,950.00 for the recommended upgrades, a copy of which is included in the Operations and Maintenance Report.

Mr. Dautrich next reported on proposed repairs to the generator located at the District's water plant and explained to the Board that both of the engine control modules will need to be replaced. Mr. Dautrich then presented to and reviewed with the Board a proposal from Worldwide Power Products ("WPP") in the amount of \$12,808.92 for said repairs, a copy of which is included in the Operations and Maintenance Report.

Mr. Dautrich then presented to and reviewed with the Board a Fire Hydrant Inspection Report, a copy of which is included in the Operations and Maintenance Report. In connection therewith, Mr. Dautrich reported on repairs to approximately fifty hydrants identified in the report and stated that the estimated total cost of the repairs is \$40,110.00. He added TNG expects the fire hydrants may need to be repainted next year.

The Board considered review of the District's Identity Theft Prevention Program (the "Program"), a copy of which is included in the Operations and Maintenance Report. In connection therewith, Mr. Dautrich presented TNG's annual report and advised the Board regarding the District's experience with identity theft during the prior year, current identity theft prevention methods, the types of accounts maintained by the District and the District's business arrangements with other entities. Mr. Dautrich recommended that no changes be made to the District's Program. After discussion on the matter, the Board concurred that no changes were necessary to the Program at this time.

After discussion, it was moved by Director Reyenga, seconded by Director Cobb and unanimously carried, to: (i) approve the proposal from NTS in the amount of \$9,950.00 for the recommended upgrades to the lighting panel at the water plant; (ii) approve the proposal from WPP in the amount of \$12,808.92 for the replacement of the generator's engine control modules, as discussed; and (iii) authorize TNG to proceed with the necessary repairs to the District's fire hydrants, as specified in the Fire Hydrant Inspection Report.

BOOKKEEPER'S REPORT AND QUARTERLY INVESTMENT REPORT

Ms. Tesalonika presented to and reviewed with the Board a written Bookkeeper's Report dated April 13, 2026, a copy of which is attached hereto as **Exhibit D**. She next review additional check no. 10338 in the amount of \$50,000 made payable to VAL for the playground project and noted an additional line item added to the Cash Flow Forecast related to same. Mr. Cranner requested MAC hold the check to VAL pending receipt of the executed letter agreement between the District and VAL. Ms. Tesalonika then presented a Quarterly Investment Report for the reporting period ended February 28, 2026. After discussion on the matter, it was moved by Director Reyenga that that said report be approved and the checks identified in the Bookkeepers Report be approved for payment, including check no. 10338, subject to receipt of the executed letter agreement, as discussed, and the Quarterly Investment Report for the reporting period ended February 28, 2026, be approved, and the District's Investment Officers be authorized to execute same on behalf of the Board and the District. Director Ecklund seconded said motion, which unanimously carried.

DETENTION AND DRAINAGE FACILITIES REPORTS

Mr. Zuniga next presented to and reviewed with the Board a Detention and Drainage Facilities Report dated as of April 13, 2026, a copy of the which is attached hereto as **Exhibit E**. The Board took no action regarding same.

COMMUNICATIONS REPORT

Mr. Waggoner presented to the Board the Communications Report dated April 13, 2026, a copy of which is attached hereto as **Exhibit F**. The Board took no action regarding same.

ENGINEER'S REPORT

Mr. Chovanec presented to and reviewed with the Board a written Engineering Report dated April 13, 2026, a copy of which is attached hereto as **Exhibit G** relative to the status of various projects within the District.

Mr. Chovanec then provided an update on the Emergency Water Supply Contract between the District and Horsepen Bayou Municipal Utility District. He stated Benchmark completed construction plans for the project and submitted the plans for agency review. Mr. Chovanec added that Benchmark is pending comments from the TCEQ but that all other agencies have responded with their comments to the construction plans.

Mr. Chovanec next reported on the sidewalk repair project. He reviewed and recommended approval of Pay Estimate No. 1 and Final in the amount of \$13,750.00 made payable to CK's Concrete Plus, Inc. ("CKP"). Mr. Chovanec added that Benchmark completed an inspection of the work and all repairs were performed satisfactorily. He stated CKP has indicated that they would be agreeable to entertain proposals for additional private sidewalk repair work for residents of the District. Following discussion, Director Ecklund moved to approve Pay Estimate

No. 1 and Final in the amount of \$13,750.00 to CKP, as recommended. Director Myers seconded the motion, which unanimously carried.

ISSUANCE OF UTILITY COMMITMENTS

The Board deferred consideration of utility commitment requests after noting that no new requests had been received.

ATTORNEY'S REPORT

The Board next considered the Attorney's Report. In connection therewith, Mr. Cranner advised the Board that he had nothing additional to discuss with the Board of a legal nature which was not covered under specific agenda items.

Mr. Cranner then introduced Ms. Ramos as the District's new paralegal to the Board.

FUTURE AGENDAS

The Board considered items from placement on future agendas.

ADJOURNMENT

There being no further business to come before the Board, upon motion made by Director Reyenga, seconded by Director Myers, and unanimously carried, the meeting was adjourned.




Secretary

LIST OF EXHIBITS

Exhibit A	Tax Assessor-Collector Report
Exhibit B	Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes
Exhibit C	Operations and Maintenance Report
Exhibit D	Bookkeeper's Report & Quarterly Investment Report
Exhibit E	Detention and Drainage Facilities Report
Exhibit F	Communications Meeting Report
Exhibit G	Engineer's Report