

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 370
Minutes of Meeting of Board of Directors
September 8, 2025

The Board of Directors of Harris County Municipal Utility District No. 370 met in regular session, open to the public on September 8, 2025, 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 for Directors Cobb and Ecklund, thus constituting a quorum. Director Cobb entered later in the meeting as noted herein.

Also attending the meeting were: Anthea Moran of Masterson Advisors LLC ("Masterson"); Putri Tesalonika of Municipal Accounts & Consulting, L.P. ("MAC"); Wendy Maddox of B&A Municipal Tax Service, LLC ("B&A"); Brian Chovanec of Benchmark Engineering Corporation ("Benchmark"); Sam Miskimins and Aaron Zuniga of Champions Hydro-Lawn, Inc./Ethoscapes ("Champions"); Phillip Dautrich of TNG Utility Corp. ("TNG"); and Gordon Cranner and Melia Berry of Schwartz, Page & Harding, L.L.P. ("SPH").

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

FINANCIAL ADVISOR'S RECOMMENDATION CONCERNING THE DISTRICT'S PROPOSED 2025 TAX RATE

There next followed a discussion concerning the requirements for notice of the District's intention to adopt a 2025 tax rate. Mr. Cranner advised that, pursuant to the Texas Water Code, the District is required to provide a notice containing certain tax-related information in connection with each meeting at which the adoption of a tax rate will be considered. Mr. Cranner further advised that the information to be included in the notice is set forth in the Water Code and includes the proposed tax rate to be adopted. He explained that the District must provide the notice by either (1) publishing it at least once in a newspaper having general circulation in the District at least seven days before the date of the meeting at which the tax rate will be adopted, or (2) mailing it to each owner of taxable property in the District, at the address shown on the most recently certified tax roll of the District, at least 10 days before the date of the meeting.

Ms. Moran then presented the Board with a Tax Rate Analysis prepared by Masterson, a copy of which is attached hereto as **Exhibit A** and reviewed her recommendation regarding the proposed 2025 debt service and maintenance tax rates. After discussion on the matter, Director Reyenga moved that: (i) the Board indicate its intention to set a 2025 debt service tax rate of \$0.17 per \$100 of assessed valuation and a 2025 maintenance tax rate of \$0.12 per \$100 of assessed valuation, resulting in a combined 2025 tax rate of \$0.29 per \$100 of assessed valuation; and (ii) B&A be authorized to publish notice of the District's intention to adopt such 2025 tax rate at its next meeting in the form and at the time required by law. Director Myers seconded said motion which unanimously carried. The Board concurred that the notice should be published by B&A in the Houston Chronicle.

Director Cobb entered the meeting during the discussion of the 2025 tax rate recommendation.

APPROVAL OF MINUTES

The Board then reviewed the minutes of its meeting held on August 11, 2025. After review and discussion of the minutes presented, Director Reyenga moved that such minutes be approved, as written. Director Myers seconded said motion, which unanimously carried.

2026 SECURITY CONTRACTS

Mr. Cranner informed the Board that SPH is in the process of obtaining the fully executed Interlocal Law Enforcement Security Agreements for the 2025-2026 term from the Lakes on Eldridge North and Villages at Lakepoint Homeowners Associations. He noted that any invoices received will not be paid until the fully executed agreements are received by SPH.

TAX ASSESSOR-COLLECTOR'S REPORT

Ms. Maddox presented to and reviewed with the Board the Tax Assessor-Collector Report for the period ending August 31, 2025, and a delinquent tax report dated as of the same day (the "Report"), copies of which are attached hereto as **Exhibit B**, including the disbursements presented for payment, as listed therein. Following discussion, it was duly moved by Director Reyenga, seconded by Director Cobb, and unanimously carried, that the Report be approved, and the disbursements identified therein be authorized for payment.

DELINQUENT TAX REPORT

Mr. Cranner presented to and reviewed with the Board the Delinquent Tax Report dated September 2, 2025, prepared by Ted A. Cox, P.C., the District's delinquent tax attorney, a copy of which is attached hereto as **Exhibit C**. It was noted that no Board action was required.

OPERATIONS AND MAINTENANCE REPORT

Mr. Dautrich presented to and reviewed with the Board the Operations and Maintenance Report dated September 8, 2025, a copy of which is attached hereto as **Exhibit D**. Mr. Dautrich noted that there were no actions for the Board to consider at this time.

BOOKKEEPER'S REPORT

Ms. Tesalonika presented to and reviewed with the Board a written Bookkeepers Report dated September 8, 2025, a copy of which is attached hereto as **Exhibit E**. After discussion on the matter, it was moved by Director Cobb that said report be approved and the checks identified in the Bookkeepers Report be approved for payment. Director Werninger seconded said motion, which unanimously carried.

QUALIFIED BROKERS AUTHORIZED TO ENGAGE IN INVESTMENT TRANSACTIONS WITH THE DISTRICT

The Board next considered adopting a list of qualified brokers authorized to engage in investment transactions with the District. Mr. Cranner advised that, pursuant to the Public Funds Investment Act, the Board is required to review such list at least annually. He presented to and reviewed with the Board the attached Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with the District, and a list of financial institutions, brokers and dealers attached thereto, together with a comparison of the list submitted and the list previously adopted by the Board; the Resolution and List are attached hereto as **Exhibit F**. Mr. Cranner further noted that the broker list presented is a list of potential institutions with which the District may engage in investment transactions compiled with the input of the District's Investment Officer, but it is ultimately the Board's decision as to where the District's funds are actually placed. After discussion, Director Myers moved that: (i) the attached Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with the District be approved by the Board and the District, and (ii) that the President and Secretary be authorized to execute same. Director Reyenga seconded said motion, which unanimously carried.

ANNUAL REVIEW OF ORDER ESTABLISHING POLICY FOR INVESTMENT OF DISTRICT FUNDS AND APPOINTING INVESTMENT OFFICER

The Board considered the annual review of its Order Establishing Policy for Investment of District Funds and Appointing Investment Officer (the "Investment Policy"), and the adoption of a Resolution in connection therewith. Mr. Cranner presented to and reviewed with the Board a memorandum prepared by SPH summarizing the proposed changes to the Investment Policy, a copy of which is attached hereto as **Exhibit G**. After discussion on the matter, the Board concurred to defer further discussion of the matter until the October Board meeting, and requested SPH to forward a redline copy of the proposed Investment Policy to Director Ecklund for review prior to the October Board meeting.

Mr. Dautrich exited the meeting during the discussion of the Investment Policy.

DETENTION AND DRAINAGE FACILITIES REPORTS

Mr. Miskimins presented to and reviewed with the Board a Detention and Drainage Facilities Report and a Repair Report for the Lakes of Eldridge North Outfall Repair Project at Turkey Creek, each dated as of September 8, 2025, copies of the which are attached hereto as **Exhibit H**.

Mr. Miskimins next presented to and reviewed with the Board a proposed Annual Maintenance Budgets, which are Exhibit B to their respective Service Contracts between the District and Champions. Following discussion, Director Reyenga moved to approve the each of the Annual Maintenance Budgets and authorize SPH to accept and acknowledge the related TEC Form 1295 for same. Director Cobb seconded the motion, which unanimously carried. Copies of the approved Annual Maintenance Budgets are attached hereto as **Exhibit I**.

COMMUNICATIONS REPORT

Mr. Cranner presented to the Board the Communications Report dated September 8, 2025, a copy of which is attached hereto as **Exhibit J**.

ENGINEER'S REPORT

Mr. Chovanec presented to and reviewed with the Board a written Engineering Report dated September 8, 2025, a copy of which is attached hereto as **Exhibit K** relative to the status of various projects within the District.

Mr. Chovanec next presented to and requested approval for the payment of four pay requests from Champions totaling \$2,418.18 for storm quality maintenance work completed. Copies of the pay requests are attached to the Engineer's Report. After discussion, Director Reyenga moved to approve the three pay requests as presented. Director Werninger seconded said motion, which unanimously carried.

A discussion ensued regarding the approval of an Emergency Water Supply Contract between the District and Horsepen Bayou Municipal Utility District ("HPB MUD"). Mr. Chovanec recommended that the District install the emergency interconnect in order to comply with the Texas Commission on Environmental Quality's alleged capacity shortage violation (Investigation Number: 2047357 dated April 7, 2025). Mr. Chovanec estimated the construction of the HPB MUD Emergency Interconnect to be between \$50,000.00 and \$75,000.00. After discussion, Director Reyenga moved to authorize BEC to begin the design for the HPB MUD Emergency Interconnect and to approve the draft Emergency Water Supply Agreement and send same to HPB MUD for review and comment prior to the October Board meeting. Director Werninger seconded said motion, which unanimously carried.

Mr. Chovanec reported that he noticed during a recent rain that, at the main Turkey creek outfall that Champions repaired this year, after the rain, water (small slow trickle) was flowing through the three (3) pipes from Turkey Creek into the Lakes on Eldridge North lake detention

system. A Discussion ensued with Director Cobb. After discussion, Mr. Chovanec said he would contact Mr. Miskimins and determine the reason for and a way to remediate the leak.

Mr. Miskimins and Mr. Zuniga exited the meeting during the discussion of the Engineer's Report.

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.

FUTURE AGENDAS

The Board considered items for 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	2025 Tax Rate Analysis
Exhibit B	Tax Assessor-Collector Report
Exhibit C	Delinquent Tax Reports
Exhibit D	Operations and Maintenance Report
Exhibit E	Bookkeeper's Report
Exhibit F	Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions
Exhibit G	Investment Policy Memorandum
Exhibit H	Detention and Drainage Facilities Report
Exhibit I	Champions Annual Maintenance Budgets
Exhibit J	Communications Meeting Report
Exhibit K	Engineer's Report