HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 370
Minutes of Meeting of Board of Directors
September 14, 2026

The Board of Directors of Harris County Municipal Utility District No. 370 met in regular session, open to the public on September 14, 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
Linda D. Myers, Assistant Secretary
Chuck Werninger, Assistant Secretary

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

Also attending the meeting were: Putri Tesalonika of Municipal Accounts & Consulting, L.P. ("MAC"); Cameron Brown of Assessments of the Southwest, Inc. ("ASW"); John Rocha of Champions Hydro-Lawn, Inc. d/b/a Ethoscapes ("Ethoscapes"); Phillip Dautrich of TNG Utility Corp. ("TNG"); Brian Chovanec of Benchmark Engineering Corporation ("Benchmark"); Terri Ruesch of Touchstone District Services, LLC ("Touchstone"); Anthea Moran of Masterson Associates LLC ("Masterson"); Mike Ecklund and John Kane, members of the public; and Gordon Cranner and Sabrina Johnston of Schwartz, Page & Harding, L.L.P. ("SPH"). Ms. Moran entered the meeting following the call to order as noted herein.

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

PUBLIC COMMENTS

The Board began by considering comments from the public. Mr. Ecklund addressed the Board and advised that he no longer lived in the District. He thanked the Board for the opportunity to serve as a Director for the District. Mr. Kane next addressed the Board and advised that he is interested in serving as a Director for the District. He further advised of his experience and qualifications for said position. Following discussion, it was noted that no specific action was required of the Board at this time.

APPROVAL OF MINUTES

The Board then reviewed the minutes of its meeting held on August 10, 2026. 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.

SECURITY CONTRACTS

Mr. Cranner reported there were no action items for the Board related to the Law Enforcement Agreements with the Lakes on Eldridge North ("LOEN") and Villages at Lakepointe ("VAL") community associations at this time.

TAX ASSESSOR-COLLECTOR'S REPORT

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

DELINQUENT TAX REPORT

Mr. Cranner presented to and reviewed with the Board the Delinquent Tax Report dated September 9, 2026, prepared by Ted A. Cox, P.C. ("Ted Cox"), the District's delinquent tax attorney, a copy of which is attached hereto as **Exhibit B**. 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 14, 2026, a copy of which report is attached hereto as **Exhibit C**. In connection therewith, he advised the Board of the status of the procurement and installation of an emergency generator at the District's Water Plant. Mr. Dautrich then advised the Board of a request received from a resident for a credit to a high water bill due to a leak that occurred while the resident was out of town. He further advised the Board that said resident rents the property, and that the property owner has since repaired the leak. Mr. Dautrich then presented to and reviewed with the Board a proposal in the amount of $7,200.00 from NTS to level the concrete slab at the District's Lift Station, a copy of which proposal is included with **Exhibit C**. Mr. Dautrich then reminded the Board of the proposal from Accurate Meter & Supply ("Accurate") for installation of five pressure sensors throughout the District presented at a previous Board meeting. Following discussion, Director Reyenga moved to (i) authorize TNG to offer a $50.00 credit to the resident as discussed, subject to confirmation that said resident has enrolled in the EyeOnWater smart meter app, (ii) approve the proposal from NTS in the amount of $7,200.00 to level the concrete slab at the District's Lift Station, and (iii) authorize TNG to accept the Accurate proposal and proceed with the installation of five pressure sensors by Accurate. Director Myers seconded said motion, which carried unanimously.

Ms. Moran entered the meeting during the Operations and Maintenance Report.

FINANCIAL ADVISOR'S RECOMMENDATION CONCERNING THE DISTRICT'S PROPOSED 2026 TAX RATE

Ms. Moran presented the Board with her recommendation regarding the proposed 2026 debt service tax rate and maintenance tax rate, a copy of which is attached hereto as **Exhibit D**. Ms. Moran advised that she is recommending a proposed 2026 debt service tax rate of $0.165 per $100 of assessed valuation and a proposed 2026 maintenance tax rate of $0.135 per $100 of assessed valuation. There next followed a discussion concerning the requirements for notice of the District's intention to adopt a 2026 tax rate. Mr. Cranner advised that, pursuant to §49.236 of the Texas Water Code, as amended, 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 Texas Water Code and includes the proposed tax rate to be adopted. He advised that the District must provide the notice by either (i) 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 (ii) 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 ten days before the date of the meeting. After further discussion on the matter, Director Reyenga moved that the Board (i) accept the financial advisor's recommendation of a proposed 2026 debt service tax rate of $0.165 per $100 of assessed valuation and proposed maintenance tax rate of $0.135 per $100 of assessed valuation, and (ii) the District's tax assessor-collector be authorized to publish notice of the District's intention to adopt a 2026 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 the tax assessor-collector in *The Cypress Creek Mirror* in the section directed to the zip code(s) in which the District is located.

Mr. Dautrich exited the meeting at this time.

DETENTION AND DRAINAGE FACILITIES REPORTS

Mr. Rocha next presented to and reviewed with the Board a Detention and Drainage Facilities Report dated September 14, 2026, a copy of the which is attached hereto as **Exhibit E**. Following discussion, it was noted that no action was required of the Board in connection with the Detention and Drainage Facilities Report at this time.

Mr. Rocha exited the meeting following his report.

BOOKKEEPER'S REPORT

Ms. Tesalonika presented to and reviewed with the Board a written Bookkeeper's Report dated September 14, 2026, a copy of which is attached hereto as **Exhibit F**, including the checks presented for payment from the District's various accounts. After discussion on the matter, it was moved by Director Reyenga that (i) the Bookkeeper's Report be approved, and (ii) the checks identified in the Bookkeeper's Report be approved for payment. Director Werninger seconded said motion, which unanimously carried.

Ms. Tesalonika next discussed with the Board the investment of District funds in certificates of deposit to be procured through the IntraFi Network's Certificate of Deposit Account Registry Service ("CDARS"). In connection with the same, Ms. Tesalonika presented to and reviewed with the Board an overview of the program, a copy of which is included with **Exhibit F**. Following discussion, Director Reyenga moved that the District's Investment Officer be authorized to diversify District funds through CDARS in an amount not to exceed $1,000,000. Director Werninger seconded the motion, which unanimously carried.

COMMUNICATIONS REPORT

Ms. Ruesch presented to the Board the Communications Report dated September 14, 2026, a copy of which is attached hereto as **Exhibit G**. The Board took no action regarding same.

ENGINEER'S REPORT

Mr. Chovanec presented to and reviewed with the Board a written Engineering Report dated September 14, 2026, a copy of which is attached hereto as **Exhibit H** relative to the status of various projects within the District. He then advised the Board of the status of preparation of the District's updated Emergency Preparedness Plan ("EPP") in connection with the procurement and installation of an emergency generator at the District's Water Plant. Following discussion, it was noted that no specific action was required of the Board in connection with the Engineer's Report at this time.

Mr. Cranner then presented to and reviewed with the Board correspondence dated September 9, 2026 received from the VAL Community Association requesting a technical review of the draft MAAPnext Floodplain Mapping of the development, a copy of which is attached hereto as **Exhibit I**. Following discussion, the Board concurred to authorize Benchmark to do preliminary research for discussion at the next meeting.

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 that was not already covered under previous specific agenda items.

EXECUTIVE SESSION

Mr. Cranner advised the Board that it would not be necessary for the Board to convene in closed session.

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 Werninger, seconded by Director Myers, and unanimously carried, the meeting was adjourned.

Secretary

(SEAL)



LIST OF EXHIBITS

Exhibit A	Tax Assessor-Collector Report
Exhibit B	Delinquent Tax Report
Exhibit C	Operations and Maintenance Report
Exhibit D	2026 Tax Rate Recommendation
Exhibit E	Detention and Drainage Facilities Report
Exhibit F	Bookkeeper's Report
Exhibit G	Communications Meeting Report
Exhibit H	Engineer's Report
Exhibit I	Villages at Lakepointe Correspondence