

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 468

September 3, 2025

The Board of Directors (the “Board”) of Harris County Municipal Utility District No. 468 (the “District”) met in regular session, open to the public, in person, on the 3rd day of September, 2025, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Kenneth P. Carter	President
Blair M. Frederick	Vice President
Robert Moore	Secretary/Treasurer
William T. Evans	Assistant Vice President
Lawrence Kupstas	Assistant Secretary

and all the above were present except Director Evans, thus constituting a quorum.

Also attending in person were Tayo Illori of McGrath & Co., PLLC; Drew Anderson of Storm Water Solutions, LLC (“SWS”); Tam Trinh of Municipal Accounts & Consulting, L.P.; Robert Garcia of Champions Hydro-Lawn, Inc. (“Champions”); Chad Buckley of Inframark Water & Infrastructure Services; Michael Murr of Murr Incorporated; Keli Schroeder of BGE, Inc.; Kelley Jurecek of Tax Tech, Inc.; and Greer Pagan, Savannah Melton, and Sydney Durham of Allen Boone Humphries Robinson LLP.

PUBLIC COMMENT

The Board offered any members of the public attending the meeting the opportunity to make public comment. There being no members of the public requesting to make public comment, the Board moved to the next agenda item.

APPROVE MINUTES

The Board considered approving the minutes of the August 6, 2025, regular meeting. After review and discussion, Director Frederick moved to approve the minutes of the August 6, 2025, regular meeting, as submitted. Director Kupstas seconded the motion, which passed unanimously.

DISTRICT SECURITY MATTERS

The Board reviewed a security report prepared by Harris County Sheriff’s Office, a copy of which is attached.

The Board discussed clearing of underbrush and debris on the District property located at the turnaround at SH 249. The Board concurred to defer action on clearing out the area.

AUDIT FOR FISCAL YEAR END MAY 31, 2025

Mr. Illori reviewed the District's audit for the fiscal year ending May 31, 2025. After review and discussion, Director Frederick moved to approve the audit, subject to final review by ABHR, and direct that the audit be filed appropriately and retained in the District's official records. Director Kupstas seconded the motion, which passed by unanimous vote.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Trinh presented the bookkeeper's report, including the summary of investments, and reviewed the District's bills with the Board. A copy of the bookkeeper's report is attached. Upon a motion made by Director Frederick and seconded by Director Kupstas, the Board voted unanimously to approve the bookkeeper's report and pay the bills listed in the report.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Jurecek reviewed the tax assessor/collector's report, a copy of which is attached. She reported that 99.65% of the 2024 tax levy had been collected as of August 31, 2025. Following review and discussion, Director Kupstas moved to approve the tax assessor/collector's report and payment of the tax bills. Director Moore seconded the motion, which passed unanimously.

DISCUSS 2025 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING REGARDING ADOPTION OF TAX RATE

The Board deferred discussion of this agenda item pending receipt of 2025 certified property values from the Harris Central Appraisal District.

ENGINEERING MATTERS

Ms. Schroeder presented and reviewed a report on engineering matters within the District, a copy of which is attached.

Ms. Schroeder updated the Board on the status of development of a server farm facility on an approximately 53-acre tract adjacent to the District.

Ms. Schroeder reported on the development of an apartment complex near Pilot Gully. The Board discussed the developer's plans related to sidewalks. The Board also commented on the removal of mature trees from the development site and requested the

District's consultants investigate what provisions may have been included in the annexation letter agreement for the site related to the preservation of mature trees.

MAINTENANCE OF DETENTION POND

Mr. Anderson reviewed a report on maintenance of the Vintage Royale Drainage Facilities by SWS, a copy of which is attached.

Mr. Garcia reviewed a report on maintenance of the Vintage Southeast Detention Pond by Champions, a copy of which is attached.

PARK AND RECREATIONAL FACILITIES

Mr. Murr updated the Board on the District's application to participate in the Harris County Precinct 3 (the "County") initiative to share the cost of constructing sidewalks with local government entities and organizations.

Mr. Murr updated the Board regarding District landscape maintenance by Westco Grounds Maintenance, LLC.

DEVELOPMENT IN THE DISTRICT

There was no discussion on this agenda item.

DISTRICT WEBSITE

There was no discussion on this agenda item.

OPERATION OF DISTRICT FACILITIES

Mr. Buckley reviewed the monthly operator's report, a copy of which is attached, and discussed repairs and maintenance in the District. Mr. Buckley stated that the District's water accountability for the month of July was 100.07%.

Following review and discussion, Director Moore moved to approve the operator's report. Director Frederick seconded the motion, which passed by unanimous vote.

CONDUCT HEARING ON TERMINATION OF WATER SERVICE

Mr. Buckley 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 of Directors 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 Moore 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 Fredrick seconded the motion, which passed by unanimous vote.

ANNUAL REPORT TO BOND REVIEW BOARD

Mr. Pagan presented a memorandum regarding the required submission of an annual report to the Bond Review Board containing certain information about the District's voter-approved but unissued bonds, a copy of which is attached, and stated that ABHR will work with the District's consultants to prepare and submit the annual report by the September 30th deadline.

The Board concurred to conduct the next regular meeting on October 1, 2025, at 11:30 a.m.

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



Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
Security report	1
Bookkeepers report.....	2
Tax assessor/collector's report	2
Engineering report.....	2
SWS report	3
Champions report	3
Landscape architect's report.....	3
Operator's report.....	3