MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 468

October 7, 2026

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 7th day of October, 2026, 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
Paul Cuneo	Assistant Vice President
Lawrence Kupstas	Assistant Secretary

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

Also attending in person were Chase Wolf of Cedar Creek Municipal Advisors ("CCMA"); Joseph Ellis of McCall Gibson Swedlund Barfoot Ellis, PLLC ("MGSBE"); Tam Trinh of Municipal Accounts & Consulting, L.P.; Lenny Hardoin of Ethoscapes; Chad Buckley of Inframark Water & Infrastructure Services; Drew Anderson of Storm Water Solutions, LLC ("SWS"); Ethan Demary of BGE, Inc. ("BGE"); Kelley Jurecek of Tax Tech, Inc.; Jamar Simien of Murr Incorporated; and Greer Pagan and Jakayla Canaday of Allen Boone Humphries Robinson LLP.

PUBLIC COMMENT

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

APPROVE MINUTES

The Board considered approving the minutes of the September 2, 2026, regular meeting. After review and discussion, Director Cuneo moved to approve the minutes of the September 2, 2026, regular meeting, as submitted. Director Kupstas seconded the motion, which passed unanimously.

DISTRICT SECURITY MATTERS

There was no discussion on this agenda matter.

AUDIT FOR FISCAL YEAR END MAY 31, 2026

Mr. Ellis reviewed the District's audit for the fiscal year ending May 31, 2026. After review and discussion, Director Cuneo 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.

Director Moore arrived at the meeting.

CAPITALIZATION AND DEPRECIATION POLICY

Mr. Ellis discussed the capitalization and depreciation policy in connection with the District's annual audit. Following review and discussion, Director Cuneo moved to approve the Resolution Establishing Depreciation Policy ("Policy"), and direct that the policy be filed appropriately and retained in the District's official records. Director Kupstas seconded the motion, which passed by unanimous vote.

FINANCIAL AND BOOKKEEPING

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.

After review and discussion, Director Carter moved to approve the bookkeeper's report and payment of the bills. Director Cuneo seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Jurecek reviewed the tax assessor/collector's report, a copy of which is attached. She reported that 99.63% of the 2025 tax levy had been collected as of September 30, 2026.

Director Cuneo requested the 2025 and 2026 assessed values for the apartment complex on Vintage Parkway. Ms. Jurecek agreed to provide the information following the meeting.

Following review and discussion, Director Carter moved to approve the tax assessor/collector's report and payment of the tax bills. Director Cuneo seconded the motion, which passed unanimously.

DISCUSS 2026 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING REGARDING ADOPTION OF TAX RATE

The Board considered the District's 2026 tax rate. Mr. Wolf distributed and reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a 2026 water, sewer, and drainage debt service tax rate of $0.2975 per $100 of assessed valuation and a 2026 road debt service tax rate of $0.060 based on the District's 2026 certified value of $884,038,311 plus $74,138,097 of uncertified value. A copy of the debt service tax rate analysis is attached. The Board then discussed the District's operation and maintenance tax rate. Mr. Wolf discussed the two-step process for setting the District's tax rate.

Following review and discussion, Director Moore moved to (1) set the public hearing date for November 4, 2026; (2) authorize the tax assessor/collector to publish notice in the *Cypress Creek Mirror* of the District's meeting on November 4, 2026, to set the proposed 2026 total tax rate of $0.445 per $100 of assessed valuation, with $0.2975 allocated for debt service on water, sewer, and drainage bonds, $0.060 allocated for debt service on road improvement bonds, and $0.0875 allocated for operations and maintenance. Director Cuneo seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Demary reviewed the engineer's report, a copy of which is attached.

Mr. Demary updated the Board on the Sanitary Sewer Rehabilitation along Vintage Preserve Parkway. He reported that three bids were received on Friday, September 25, 2026. Mr. Demary recommended awarding the contract to the low bidder, Amar Contractors, LLC ("Amar Constructions") in the amount of $294,771.00, subject to ABHR's review of the payment and performance bonds and insurance.

The Board requested an updated total project cost reflecting the bid received. Mr. Demary explained that supplemental bid items provided allowances for conditions that could not be identified until construction began. Discussion ensued.

Mr. Demary updated the Board on the Rehabilitation of Lift Stations No. 1 and No. 2. He reported that rehabilitation of Lift Station No. 1 was complete and that the contractor was setting up bypass pumping to begin work at Lift Station No. 2.

Following review and discussion, Director Cuneo moved to: (1) approve the engineering report; and (2) award the contract for the Sanitary Sewer Rehabilitation Project to Amar Constructions, in the amount of $294,771.00, subject to review of the payment and performance bonds and insurance by ABHR. Director Kupstas seconded the motion, which passed unanimously.

MAINTENANCE OF DETENTION POND

Mr. Hardoin reviewed a report on maintenance of the Vintage Southeast Detention Pond by Ethoscapes, a copy of which is attached. He updated the Board regarding the mowing and maintenance activities throughout the District.

Mr. Hardoin discussed accumulated silt and debris near the stormwater quality collection screen, which was restricting drainage. He presented and reviewed a proposal, in the amount of $8,990.00, to remove the accumulation and regrade the swales to restore flow.

Mr. Anderson presented a report on the maintenance of the Vintage Royale Drainage Facilities by SWS, a copy of which is attached. He reported that the District's detention ponds and related facilities were in good condition.

Following review and discussion, Director Moore moved to: (1) approve the maintenance reports; and (2) approve the proposal, in the amount of $8,990.00, to remove the accumulation and regrade the swales to restore flow. Director Cuneo seconded the motion, which passed unanimously.

PARK AND RECREATIONAL FACILITY DEVELOPMENT

Mr. Simien presented and reviewed a report on park and landscape development in District, a copy of which is attached.

Mr. Simien reported that the work to clear off the cloverleafs remains ongoing because the scope was larger than anticipated.

Mr. Simien discussed the nearby apartment opening and installation of fencing around the adjacent data center.

Mr. Simien reviewed photographs documenting repairs to a damaged stone wall and reported progress on clearing vegetation to improve visibility and safety.

OPERATION OF DISTRICT FACILITIES

Mr. Buckley reviewed the monthly operator's report, a copy of which is attached. He discussed repairs and maintenance in the District, including ongoing mainline valve repairs and preventive maintenance cleaning at Lift Station No. 2. Mr. Buckley reported that the District's water accountability for the month of July was 94.37%.

Following review and discussion, Director Cuneo moved to: (1) approve the operator's report; and (2) 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 Kupstas seconded the motion, which passed unanimously.

DEVELOPMENT IN THE DISTRICT

There was no discussion on this agenda item.

DISTRICT WEBSITE

There was no discussion on this agenda item.

ATTORNEY'S REPORT

The Board concurred to conduct the next regular meeting on November 4, 2026, at 11:30 a.m.

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

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