HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 401
Minutes of Meeting of Board of Directors
June 15, 2026

The Board of Directors of Harris County Municipal Utility District No. 401 met at Staybridge Suites, 10011 Farm to Market Road 2920, Harris County, Texas 77385, on June 15, 2026, in accordance with the duly posted notice of meeting, and the roll was called of the duly constituted officers and members of said Board of Directors, as follows:

Blair Fesler, President
Mark Atchison, Vice-President
Cesar Rodriguez, Secretary
Roland Massey, Assistant Vice President/Secretary
Jordan Thomas, Assistant Vice President/Secretary

and all of said persons were present, constituting a quorum.

Also present were Andres Aranzales of Vogler and Spencer Engineering, Inc. ("V&S"); Scott Shelnutt of Municipal Operations & Consulting, Inc. ("MOC"); Les Griffith and John Rocha of Champions Hydro-Lawn, Inc. ("Champions"); Robin Goin of Bob Leared Interests, Inc.; Roksi Rivera of District Data Services; Sergeant Martinez of Harris County Constable's Office ("HCCO"); and Kara Richardson via teleconference of Marks Richardson PC ("MRPC").

The President called the meeting to order.

SECURITY PATROL

As the first order of business, the Board considered the report from the HCCO regarding security services in the District. Sergeant Martinez reviewed the Patrol Statistics, a copy of which is attached hereto as Exhibit A.

PUBLIC COMMENT

The Board next deferred comments from the public as no members of the public were present.

APPROVE MINUTES

The Board considered approval of the minutes of the Board meeting held on May 18, 2026 and May 22, 2026. After discussion, Director Atchison made a motion to approve the minutes of the meeting held on May 18, 2026, as written. Director Massey seconded the motion, which unanimously carried. The Board deferred approval of the minutes form the Board of Directors meeting on May 22, 2026.

BOOKKEEPING REPORT

The Board next considered the bookkeeper's report prepared by District Data Services, a copy of which is attached hereto as Exhibit B. After discussion, Director Atchison made a motion to approve the bookkeeper's report and to authorize payment for the invoices listed therein. Director Thomas seconded said motion, which carried unanimously.

TAX ASSESSOR-COLLECTOR'S REPORT

Ms. Goin presented and reviewed the tax assessor-collector's report dated May 31, 2026, a copy of which is attached hereto as Exhibit C. After discussion on the report presented, Director Atchison made a motion to approve the tax assessor-collector's report, and to authorize payment of the checks listed therein. Director Massey seconded the motion, which carried unanimously.

AUTHORIZE DELINQUENT TAX COLLECTIONS ATTORNEYS

The Board next considered authorizing Perdue Brandon Fielder Collins & Mott LLP ("Perdue") to proceed with the collection of 2025 delinquent taxes, including the filing of lawsuits. After discussion, Director Atchison made a motion to authorize Perdue to proceed with the collection of the District's 2025 delinquent tax accounts on July 1, 2026, including filing of lawsuits, as necessary. Director Massey seconded the motion, which carried unanimously.

FACILITY SITE MAINTENANCE

Mr. Griffith presented and reviewed a detention and drainage facilities report from Champions, a copy of which is attached hereto as Exhibit E.

Mr. Griffith advised that Champions has completed the desilting of basins B and D.

Mr. Griffith next provided an update on the damaged weir at one of the District's ponds in Inverness Estates. He presented the attached a proposal in the amount of $35,973.00 to rehabilitate same. Mr. Aranzales explained that he will send a letter to the TCEQ requesting an emergency exception to solicit three (3) proposals as the repair is urgent. After discussion, Director Massey made a motion to approve the proposal. Director Atchison seconded the motion which passed unanimously.

Mr. Griffith next stated that a portion of the fencing is missing along the District's property line with Sugarberry. He next presented the attached proposal to fill the gap between the bottom of the fence and adjacent ditch for $5,228.18. He noted this would include barbed wire at the top and bottom of the fence along with rip rap underneath the fence. After discussion, Director Atchison made a motion to approve the proposal. Director Thomas seconded the motion which passed unanimously.

PARK MAINTENANCE AND ONGOING PARK PROJECTS

The Board next considered the status of park maintenance and ongoing park projects. Director Atchison noted that some of the gates and fencing are not functioning properly at the end of Wixford and Shieldhall. He stated that some of the fencing is sagging and the locks are not working properly. Mr. Griffith noted that Champions has not been maintaining the locks as part of their regular maintenance duties but noted that Champions can include that responsibility going forward. Mr. Aranzales stated that he and Mr. Griffith will get together to inspect the locks and fencing prior to the next meeting.

AMENDED AND RESTATED AGREEMENT WITH CHAMPIONS

The Board next deferred approval of an Amended and Restated Agreement with Champions as Ms. Richardson noted that a TEC Form 1295 is needed prior to approval.

ENGINEER'S REPORT

Mr. Aranzales presented and reviewed the Engineer's Report, attached hereto as Exhibit F.

Mr. Aranzales reported on the status of the Sanitary Sewer Cleaning and Televising for Albury Trails Sections 1-4. He next presented the attached bid tabulation for the project and recommended awarding the project to Chief Solutions, Inc. based on their low bid of $34,679.62. After discussion, Director Atchison made a motion to award the contract to Chief Solutions, Inc. Director Massey seconded the motion, which passed unanimously.

Mr. Aranzales next reported on the status of the contract with CFG Industries for the Lift Station Wet Well and Piping project. He noted that the project is almost complete. .

The Board next considered the status of the Albury Trails Estates Hike and Bike Trails project with ARS Construction LLC. Mr. Aranzales reported that V&S is reviewing submittals and awaiting the schedule for the project.

The Board next discussed the acquisition of the Hooks property. Ms. Richardson reviewed the attached appraisal report with the Board. The Board expressed concerns about the viability of developing the property given the fact that it is landlocked. Ms. Richardson stated that she will reach out to the appraiser to see if they took that into account when valuing the property.

Mr. Aranzales reported that V&S submitted a population threshold exemption from submitting a Risk and Resilience Assessment and Emergency Response Plan to the TCEQ. He stated that the TCEQ did not respond so V&S filed the documents with the TCEQ.

OPERATIONS REPORT

Mr. Shelnutt presented and reviewed the operations report for May 2026, a copy of which is attached hereto as Exhibit G. He reported that the District accounted for 101% of the water pumped during the month of April and that the District's facilities operated in compliance with its respective permits during the month.

Mr. Shelnutt next provided an update on the status of the District's well meter. He advised that the NHCRWA is reviewing the District's request for credit due to the previous issue of the well's injector and flow meter reading incorrectly in the fall and winter.

Mr. Shelnutt next requested that the Board authorize MOC to turn over three (3) delinquent account totaling $458.65 to Collections Unlimited ("CU"), as shown on the list attached to the Operator's Report. After discussion, Director Atchison made a motion to authorize MOC to turn over the three (3) subject accounts to CU as set out above. Director Massey seconded the motion, which passed unanimously.

Mr. Shelnutt next reviewed the action item list for the month. He noted that MOC pulled the clarifier down to remove clogs. He next stated that the fuel and the fuel tanks at the water plant and sewer plant need to be cleaned. He stated that it will cost $10,600 to perform the cleaning at the water plant and $4,400 to perform the cleaning at the sewer plant. After discussion, Director Atchison made a motion to approve the cleaning proposals. Director Massey seconded the motion which passed unanimously.

DISCUSSION REGARDING "NO PARKING" SIGNAGE

The Board next discussed the installation of "No Parking" signs for vehicles in the District. The Board discussed the procedures required with respect to same. After discussion, Director Thomas made a motion to submit the required information to Harris County Precinct 3 in furtherance of same. Director Atchison seconded the motion which passed unanimously.

UPDATE FROM TOUCHSTONE DISTRICT SERVICES

The Board next considered an update from Touchstone District Services. Ms. Richardson reviewed the Monthly Communications Report dated June 15, 2026, and reviewed same with the Board, a copy of which is attached hereto as Exhibit H.

ITEMS FOR FUTURE AGENDAS

The Board next considered items for future agendas.

ADJOURN

There being no further business to come before the Board, the meeting was adjourned.

Secretary, Board of Directors

4871-3585-8029, v. 1

ATTACHMENTS TO MINUTES OF BOARD OF DIRECTORS
June 15, 2026

A. Patrol Report
B. Bookkeeper's Report
C. Tax Assessor's Report
D. Delinquent Tax Report
E. Detention and Drainage Facilities Report
F. Engineer's Report
G. Operations Report
H. Touchstone Communications Report