

MINUTES OF MEETING OF BOARD OF DIRECTORS
January 8, 2026

THE STATE OF TEXAS
COUNTY OF HARRIS
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 136

The Board of Directors (the “*Board*”) of Harris County Municipal Utility District No. 136 (the “*District*”) met in regular session, open to the public, at 4045 Deerfield Village Drive, Houston, Texas at 6:00 p.m. on January 8, 2026; whereupon the roll was called of the members of the Board, to wit:

Brent Phelps, President
Barry Greer, Vice President
Neil Polansky, Assistant Vice President
Adam Rodriguez, Secretary
Jody Shipman, Assistant Secretary

Persons Attending. All members of the Board were present, except Directors Polansky and Greer, thus constituting a quorum. Also attending all or parts of the meeting were Mr. Jim Houstoun, visitor; Ms. Lisa Rickert of Artesian Financial Services (“Artesian”), bookkeeper for the District; Ms. Brenda McLaughlin of Bob Leared Interests (“BLI”), tax assessor and collector for the District; Mr. Bob Wempe of Pape-Dawson Engineers (“Pape-Dawson”), engineer for the District; Mr. Keith Arrant and Mr. Ryan Vaughn of Municipal Operations & Consulting, Inc. (“MOC”), operators for the District; and Ms. Jane Maher of Norton Rose Fulbright US LLP (“NRF”), paralegal for the District.

Call to Order. The President called the meeting to order and, in accordance with notice posted pursuant to law, copies of Certificates of Posting of which are attached hereto as *Exhibit A*, the following business was transacted:

1. **Public comments.** There were no public comments.
2. **Minutes.** Proposed minutes of the meetings of December 11, 2025, previously distributed to the Board, were considered for review and approval. Upon motion by Director Rodriguez, seconded by Director Shipman, after full discussion and the question being put to the Board, the Board voted unanimously to approve the minutes of the December 11, 2025, as revised.
3. **Discuss trash and recycling services.** There was no report.
4. **Review Tax Assessor and Collectors Report and authorize payment of bills.** The President recognized Ms. McLaughlin, who presented to and reviewed with the Board the Tax Assessor and Collector’s Report, a copy of which is attached hereto as *Exhibit B*.

Ms. McLaughlin reported that as of today, 26.4% of the 2025 taxes have been collected.

Upon motion by Director Rodriguez, seconded by Director Shipman, after full discussion

and the question being put to the Board, the Board voted unanimously to approve the Tax Assessor and Collector's Report and to authorize payment of check no. 1183.

5. **Consider Property Tax Exemptions.** The Board reviewed an Exemption Study from the District's financial advisor, a copy of which is attached hereto as *Exhibit C*. Ms. Maher then presented to and reviewed with the Board an Order Adopting Tax Exemption from Taxation for Individuals who are Disabled or are 65 Years of Age or Older (the "Order"), a copy of which is attached hereto as *Exhibit D*. She stated that the District currently has an exemption of \$20,000 of the appraised value of residence homesteads for individuals who are disabled or are 65 years of age or older. Discussion ensued.

Upon motion by Director Shipman, seconded by Director Rodriguez, after full discussion and the question being put to the Board, the Board voted unanimously to adopt the Order, thereby adopting an exemption of \$20,000 of the appraised value of residence homesteads for individuals who are disabled or are 65 years of age or older.

6. **Adopt Resolution Authorizing Additional Penalty on Delinquent Taxes.** Ms. Maher presented to and reviewed with the Board a Resolution Authorizing Additional Penalty on Delinquent Taxes, a copy of which is attached hereto as *Exhibit E*. She reported that the revenue collected by levying this penalty is used to pay the delinquent tax attorney for the services provided to the District.

Upon motion by Director Rodriguez, seconded by Director Shipman, after full discussion and the question being put to the Board, the Board voted unanimously to adopt the Resolution Authorizing Additional Penalty on Delinquent Taxes and to authorize Hal R. Gordon to enforce collection of delinquent 2025 taxes.

7. **Review Bookkeeper's Report, investment report and authorize payment of bills.** The President recognized Ms. Rickert, who presented the Bookkeeper's Report, a copy of which is attached hereto as *Exhibit F*. She reviewed the cash flow from December 12, 2025 to January 8, 2026. Discussion ensued.

Upon motion by Director Rodriguez, seconded by Director Shipman, after full discussion and the question being put to the Board, the Board voted unanimously to accept the Bookkeeper's Report, and to authorize payment of check nos. 12642 through 12657, from the General Operating Fund in the amounts, to the persons, and for the purposes listed in the Bookkeeper's Report.

8. **Review Engineer's Report, Water Plant walk through, Jackrabbit Road Public Utility District ("Jackrabbit") matters, Out-of-District reviews, Asset Management Plan, and take appropriate action on engineer's recommendations.** The President recognized Mr. Wempe, who presented to the Board a map of the District, a copy of which is attached hereto as *Exhibit G*. He then introduced Mr. Houston to the Board. Mr. Houston stated that his family owns the 45 acres of undeveloped property in the District. Discussion ensued regarding potential different development options and capacity limitations. Mr. Houston discussed a potential option of de-annexing the 45 acres at top portion of the property and annexing similar acreage adjacent to Walgreens. Ms. Maher stated that she would verify with the District's attorney on that possibility.

The President reminded the Board that the plant walk through is scheduled for Wednesday, February 18, 2026, at 11 a.m.

9. **Discuss emergency interconnect request with Rolling Creek Municipal Utility District (“Rolling Creek”).** The President provided an update. He stated that he discussed the interconnect agreement with a director of Rolling Creek and that Rolling Creek’s attorney will be drafting a revised agreement.

10. **Discuss Jackrabbit Public Utility District (“Jackrabbit”) matters and take appropriate action.** There was no report.

11. **Review Operations Report, authorize repairs, authorize termination of services to delinquent accounts.** The President recognized Mr. Vaughn, who reviewed with the Board the Operations Report, a copy of which is attached hereto as *Exhibit H*.

Mr. Vaughn reported on various maintenance items. Mr. Vaughn reported the District currently has 1,079 connections.

Mr. Vaughn reported the accountability for last month is at 96%. Discussion ensued. Mr. Vaughn stated that MOC replaced 49 meters that were over 1 million gallons.

Mr. Vaughn reviewed a list of uncollectible and delinquent accounts. He stated that there are two uncollectible accounts totaling \$337.37.

Mr. Vaughn reported on the outstanding invoices for Ezee Fiber. Mr. Arrant stated that MOC reached out to Ezee Fiber’s attorney and Ezee Fiber is aware of the outstanding invoices.

Discussion ensued regarding lighting at the plant. The President requested that MOC receive quotes for a motion activated, solar power/battery operated lights. Mr. Vaughn stated that MOC will obtain quotes.

Upon motion by Director Rodriguez, seconded by Director Shipman, after full discussion and the question being put to the Board, the Board voted unanimously to accept the Operations Report, and to authorize termination of service to delinquent accounts in accordance with terms of the District’s Rate Order.

12. **Discuss fiberoptic installation and take any necessary action.** This item was addressed under the previous item.

13. **Report on WHCRWA monthly meeting, and related service and construction issues.** There was no report.

14. **Consider Resolution Nominating a Candidate for the Board of Directors of the WHCRWA.** The President recognized Ms. Maher, who presented to and reviewed with the Board the Resolution Nominating a Candidate for the Board of Directors of the West Harris County Regional Water Authority, a copy of which is attached hereto as *Exhibit I*. It was the consensus of the Board to defer this item.

15. **Discuss recycling event and take necessary action.** There was no report.

16. **Discuss District website, and text message notification system and take any necessary action.** Director Rodriguez reported on the website.

17. **Review Article for DVCA Newsletter.** The President stated that he will prepare the newsletter.

18. **Review agenda items for next meeting (February 12, 2026) and such other matters as may properly come before the board.** There were no further reports.

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD, the meeting was adjourned.

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The above and foregoing minutes were passed and approved by the Board of Directors on February 12, 2026.

ATTEST:

President, Board of Directors

Secretary, Board of Directors