

**MINUTES OF MEETING
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 23
AUGUST 13, 2026**

**STATE OF TEXAS §
 §
COUNTY OF HARRIS §**

The Board of Directors of Harris County Municipal Utility District No. 23 of Harris County, Texas, met in regular session, open to the public, beginning at 5:00 P.M. at the regular meeting place inside the District on the 13th day of August, 2026, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Christy Shepard	President
Charles Mathewes	Vice President
William E. Ross	Secretary
Jeff Blackwell	Treasurer
Jim Haney	Assistant Secretary/Treasurer

and all of said directors were present, thus constituting a quorum.

Persons also present included:

James Morrow of Texas Patrol Security;
Deputy Becerra with Harris County Sheriff's office;
Jeanelle Walker of Courtyard Glen; Eloise Ramirez, member of the MUD 220 Board and the Terrace Brook HOA; Mary Ann Martinez of Woodland Trails West; and Lillian Krolczyk of Woodland Trails West;
Lesley Bryant of Equi-Tax Inc;
Sean Humble of Sherrington-Humble, LLC;
Claudine Pacioni of TNG Utility Corporation; and
Cindy Nichols of Michael A. Cole P.C.

CUSTOMER COMMENTS, QUESTIONS AND REQUESTS

In response to questions of Mary Ann Martinez of Woodland Trails West, the Board stated that the tennis courts located south of the bayou in Section 1 are the HOA's, the storm sewers are to be maintained by Harris County Precinct 1, and to contact CenterPoint Energy to report an outage of street lights. Jeanelle Walker reported there are non-operable cars parked on Summertree and Deputy Becerra stated he will put a sticker on them. Lillian Krolczyk of Woodland Trails West inquired about what impact a data center may have on the District's water supply.

SECURITY

Director Haney reported that there have been a few vacant homes that are for sale where a van backs into the driveway, someone breaks a back window of the home to gain access, and the stove is stolen from the home. Director Blackwell reported an 18-wheeler has parked on Warren

Road where there are no parking signs and in front of a barricade, and that he put in a work request to Harris County Flood Control about clearing homeless camps at Fairbanks White Oak and Fairbanks North-Houston since this is the Flood Control's property. James Morrow with Texas Patrol Security stated that he has reported street light outages in the District, and that he is seeing an improvement of the number of people he is having to remove from the park area. Mr. Morrow and Deputy Becerra excused themselves from the meeting.

MINUTES

Director Blackwell moved approval of the minutes of the Board's July 9, 2026 meeting, which motion was seconded by Director Mathewes and carried by unanimous vote.

CONSENT AGENDA

BOOKKEEPER, INVESTMENT OFFICER, AND TAX ASSESSOR-COLLECTOR REPORTS

Lesley Bryant presented the bookkeeper and investment officer reports, copies of which are filed in the District's electronic records. She reviewed the cash management report, fund balances, Certificates of Deposit coming up for renewal next month, checks for approval, Deposit Summary, and the July Investment officer's report. It was noted that the TexPool rate is currently 3.6484%.

TAX ASSESSOR/COLLECTOR'S REPORT

Lesley Bryant presented the tax assessor/collector's report, a copy of which is filed in the District's electronic records. She reviewed the report and noted 2025 taxes are 97.2% collected; reviewed account balances; presented (8) check for approval; and reviewed the Depository Pledge Report. In response to Director Ross, Ms. Bryant stated that she will let the District know if there is anything needed with regard to Fifth Third Bank's recent acquisition of Comerica Bank.

UTILITY OPERATOR

Claudine Pacioni presented the utility operator's report, a copy of which is filed in the District's electronic records. Ms. Pacioni noted that the utility operator's invoice is higher than usual this month due to a few additional items such as 3 sewer backups, the purchase of diffusers for the sewer plant, and an auto sampler for the water plant. Ms. Pacioni presented (3) requests from customers: 1) Battle Hills (Account #125390) requesting a waiver of late fees from January - July in the amount of \$41.38. Discussion was had and **the Board took no action to waive the late fees.** 2) Greenedge (Account #358361) requesting relief from a large bill due to a water leak. Discussion was had at the conclusion of which **Director Mathewes moved approval of a payment plan of 4 months with no additional late charges for the approximate \$600 bill plus each current month's billing, and if the payment agreement is not followed to terminate water service, which motion was seconded by Director Ross and carried by unanimous vote.** 3) Log Hollow (Account #125321) letting the District know that their neighbor ran over their water line causing a break which resulted in a high water bill, and that they will not pay the bill. Discussion was had and **the Board took no action.**

Claudine Pacioni then reviewed the July Monthly Operations and Maintenance Report, noting July water consumption of 10,389,000 gallons; pumpage of 11,218,000 gallons; water accountability of 94.48%; the rolling 12-month accountability at 98.57%; 56.01% conversion to surface water; the wastewater treatment plant operated within permit parameters; and presented a list of accounts proposed for water service termination due to non-payment. A brief discussion was had about an unauthorized use of the District's water, and the Board requested an item be placed on the Board's next agenda to consider amending the District's rate order to address unauthorized access or service and to provide for penalty(ies) for violation.

ENGINEER'S REPORT

Sean Humble presented his engineer's report to the Board, a copy of which is filed in the District's electronic records. He recommended payment of an invoice received from Hahn Equipment Co., Inc. for maintenance and repairs in the amount of \$650; with regard to the City of Houston Surface Water to Water Plant No. 1 project, he is close to completing revised construction plans to re-route the waterline down Gulf Bank Road and Shady Mill Drive; he continues to go back and forth with the City of Houston to work toward the first amendment to the Water Supply Contract with the District, and has adjusted the rate that the District is taking surface water; he will submit necessary paperwork for a change in disinfection at the District's water plants; and he is looking into sources of federal or state funding to assist the District with any upcoming projects, as requested by Director Blackwell.

ATTORNEY REPORT

Michael Cole's attorney's report was provided prior to the meeting, a copy of which is filed in the District's electronic records. A proposed renewal of the contract with Harris County for Law Enforcement Services, which expires on September 30, 2026, was presented for the Board's consideration. A lengthy discussion was had at the conclusion of which **Director Ross moved approval of the contract renewal as presented and that Director Haney be directed to put the Sheriff's on notice that the District is not happy with the service being provided and requests more visibility from the Sheriff patrols and some form of tracking of the percentage of time spent in the District. The motion was seconded by Director Haney and carried by the vote of Directors Ross, Haney, Shepard and Mathewes voting Aye and Director Blackwell voting Nay.** Director Haney will have the renewal contract signed by the Sheriff's Office. The contract renewal will be filed in the District's electronic records. Items will be placed on the September agenda for consideration of the Arthur J. Gallagher/W.I.N. proposal for renewal of the District's insurance policies, and for discussion of the effective tax rate calculations and approval for publication.

BUILDING COORDINATOR REPORT

The July, 2026 Building Coordinator's report was presented by Director Ross, a copy of which is filed in the District's electronic records. He reported the balance in the building fund, and bookings for rental of the building. Some discussion was had about the \$175 check payment received from a renter that was returned insufficient and an NSF fee of \$30 charged by the bank, as reported at the last meeting. Discussion was had and no action was taken on the matter. Director Ross will invite a representative of Earthcare Management to attend the September Board meeting to discuss

a resolution for the over billings to the District.

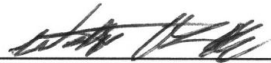
Cindy Nichols informed the Board that due to unexpected and unforeseen circumstances, Michael Cole has decided to retire. She stated that Mr. Cole will continue to represent the District and she will continue to support the District under Mr. Cole's supervision until a replacement is engaged. Mr. Cole and Ms. Nichols are committed to a smooth transition to the next counsel.

CONSENT AGENDA

Director Blackwell moved approval of the Consent Agenda and approval of water service terminations as recommended, noting that there were no persons present to show cause why water service should not be terminated. The motion was seconded by Director Mathewes and carried by the unanimous vote of the Board.

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




Secretary, Board of Directors

**COMMITMENTS FOR ACTION
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 23
MEETING OF AUGUST 13, 2026**

BOOKKEEPER NONE

TAX ASSESSOR/COLLECTOR NONE.

OPERATOR NONE

ATTORNEY to place items on September agenda for consideration of approval of renewal District's insurance policies, consideration amending the District's rate order to address unauthorized access or service and to provide for penalty(ies) for violation, and to hear from Earthcare Management regarding resolution for over billings to the District.

ENGINEER NONE

BUILDING COORDINATOR to invite representative of Earthcare Management to attend the Board's September meeting to discuss resolution for over billings to the District.

DIRECTOR MATHEWES to *get one more bid for (3) garbage cans for the walking trail.*