

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 157

Minutes of Meeting of Board of Directors

October 19, 2021

The Board of Directors (“Board”) of Harris County Municipal Utility District No. 157 (“District”) met at 2727 Allen Parkway, Suite 1100, Houston, Harris County, Texas, on October 19, 2021 in accordance with the duly posted notice of the meeting, with a quorum of directors present as follows:

Fonda L. Holden, President
Leonard Spearman, Vice President
Betty Niblett, Secretary
Perla I. Flores, Director
Jason Valenzuela, Director

and the following absent:

None.

Also present via videoconference were Mr. Joe Yardley and Mr. Lester Jones of ALJ Lindsey, Ms. Diane Bailey of McLennan & Associates, LP, Mr. Calvin Browne of Municipal District Services, Ms. Patty Rodriguez of Bob Leared Interests, Ms. Keli Schroeder of Brown & Gay Engineers, Inc., and Mr. James D. Bonham, attorney for the District.

The President called the meeting to order and declared it open for such business as might properly come before the Board.

1. The Board acknowledged publication of Notice of a Public Hearing to consider a \$0.599 tax rate for the year 2021. The Board opened the meeting for public comment or question and, hearing none, the hearing was closed. The Board then considered the attached Order adopting the District’s 2021 tax rate, and upon unanimous vote, the Order was approved and executed.

2. The Board then executed an Amended Statement of Directors to reflect the 2021 tax rate and authorized the attorney to file the statement in the real property records.

3. The Board reviewed the minutes of the meeting of September 21, 2021, and upon unanimous vote, the minutes were accepted and approved.

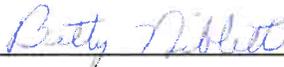
4. The Board then reviewed the bookkeeper’s report reflecting activity in all accounts including the sewage treatment plant account. The Board considered invoices presented by the bookkeeper and a schedule of District investments. The Board also reviewed the comparison of actual versus budgeted revenues and expenditures for the general fund and sewage treatment plant account for the fiscal year ending December 31, 2021. After review and discussion, upon unanimous vote, the Board approved the bookkeeper’s report and the checks listed thereon.

5. The Board then recognized Ms. Patty Rodriguez who presented the tax assessor/collector's report reflecting the year 2020 taxes to be 99.27% collected. The Board reviewed activity in the tax account and a schedule of delinquent taxes. Upon motion duly made, seconded and unanimously carried, the Board approved the tax assessor/collector's report and the checks drawn on the tax account.

6. Mr. Calvin Browne presented the operator's report reflecting the total connections in the District to be 4,107. The Board reviewed the regulatory information and the water production and consumption data reflecting 97.82% of the water pumped during the previous month had been accounted for. The operator reported on the operation of the water plants and the sewage treatment plant and reviewed with the Board the required repairs and maintenance to the District's facilities. Mr. Browne reported on the status of the smart meter acquisition and the Board discussed the disinfection method for ground water and surface water. The Board also reviewed the billing and collections data which appear in the report. After discussion, upon unanimous vote, the Board approved the operator's report and authorized termination of service to all customers with delinquent accounts in accordance with the District's Rate Order.

7. The Board then recognized Ms. Keli Schroeder who presented the engineer's report. The Board approved pay estimate no. 3 on the Enclave at Cypress Springs Development. Ms. Schroeder advised that Caldwell Companies the developer of the Under the Sun Learning Center on Fry Road installed a sanitary sewer line to public utility standards at a cost of approximate \$55,000 but failed to solicit bids as required by the public bidding statute. The developer requested reimbursement for the cost of the line and the Board considered the matter including the taxable value of the project and benefit to the District. After discussion, upon unanimous vote, the Board agreed to offer the developer \$25,000 to reimburse a portion of the cost of the sanitary sewer line. After discussion by the Board, upon unanimous vote, the Board approved the engineer's report.

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


Secretary

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 157
Minutes of Meeting of Board of Directors
November 16, 2021

The Board of Directors (“Board”) of Harris County Municipal Utility District No. 157 (“District”) met at 2727 Allen Parkway, Suite 1100, Houston, Harris County, Texas, on November 16, 2021 in accordance with the duly posted notice of the meeting, with a quorum of directors present as follows:

Fonda L. Holden, President
Leonard Spearman, Vice President
Betty Niblett, Secretary
Perla I. Flores, Director
Jason Valenzuela, Director

and the following absent:

None.

Also present were Ms. Christie Leighton of Best Trash and Mr. James D. Bonham, attorney for the District, and by teleconference Ms. Diane Bailey of McLennan & Associates, LP, Mr. Calvin Browne of Municipal District Services, Ms. Patty Rodriguez of Bob Leared Interests, Ms. Keli Schroeder of Brown & Gay Engineers, Inc. and Ms. Karen Sears of Storm Water Solutions.

The President called the meeting to order and declared it open for such business as might properly come before the Board.

1. The Board reviewed the minutes of the meeting of October 19, 2021, and upon unanimous vote, the minutes were accepted and approved.

2. The Board then reviewed the bookkeeper’s report reflecting activity in all accounts including the sewage treatment plant account. The Board considered invoices presented by the bookkeeper and a schedule of District investments. The Board also reviewed the comparison of actual versus budgeted revenues and expenditures for the general fund and sewage treatment plant account for the fiscal year ending December 31, 2021. After review and discussion, upon unanimous vote, the Board approved the bookkeeper’s report and the checks listed thereon.

3. The Board then recognized Ms. Patty Rodriguez who presented the tax assessor/collector’s report reflecting the year 2020 taxes to be 99.30% collected. The Board reviewed activity in the tax account and a schedule of delinquent taxes. Upon motion duly made, seconded and unanimously carried, the Board approved the tax assessor/collector’s report and the checks drawn on the tax account.

4. Mr. Calvin Browne presented the operator’s report reflecting the total connections in the District to be 4,107. The Board reviewed the regulatory information and the water production and consumption data reflecting 96.56% of the water pumped during the

previous month had been accounted for. The operator reported on the operation of the water plants and the sewage treatment plant and reviewed with the Board the required repairs and maintenance to the District's facilities. The Board also reviewed the billing and collections data which appear in the report. After discussion, upon unanimous vote, the Board approved the operator's report including all action items.

5. The Board then recognized Ms. Keli Schroeder who presented the engineer's report. The engineer reported on the status of Enclave at Cypress Springs development and the Board approved Pay Estimate No. 4 on the project. Ms. Schroeder discussed with the Board a request for annexation of 3.81 acres, which will require six equivalent single-family connections of water service and no sanitary sewer service. The Board discussed the matter and agreed to annex the property at the property owner's expense and to include in the utility commitment and availability letter, a provision that advises the property owner that the water service allocated to the property will never exceed six units. After discussion by the Board, upon unanimous vote, the Board approved the engineer's report.

6. The Board then recognized Christie Leighton from Best Trash and reviewed with the Board the holiday trash collection schedule. It appeared that there was some confusion about the provisions of the contract, the notice to the residents and the service being provided by Best Trash. It was agreed that the matter be researched and reported to the Board and that a notice be included on the next water bill regarding the holiday schedule.

7. The Board then reviewed proposals for renewal of the District's insurance coverage, and after review of the coverage and premiums, upon unanimous vote, the proposals were accepted as presented.

8. The Board then considered a master service agreement with Storm Water Solutions, and upon unanimous vote, the agreement was approved by the Board.

9. Ms. Sears then reviewed with the Board the Storm Water Solutions report with respect to maintenance of detention facilities in the District.

10. The Board then considered a law enforcement contract with the Harris County Sheriff's Department, and upon unanimous vote, the agreement was approved by the Board.

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


Secretary