

## SPANISH COVE PUBLIC UTILITY DISTRICT

Minutes of Meeting of Board of Directors  
October 5, 2021

The Board of Directors ("Board") of Spanish Cove Public Utility District met at 102-A Spanish Cove Dr., Crosby Texas 77532 on October 5, 2021 in accordance with the duly posted notice of said meeting, with the following members present as following:

Eldon Gizinski, President  
Tommy Curry, Secretary  
Don Housely Jr. Director  
Doyle Bowers, Director

and the following absent:

David Hilditch, Treasurer

Also present were Ms. Debbie Arellano, tax assessor-collector for the District; Mr. John Davis, operator for the District; and Ms. Jennifer B. Seipel, attorney for the District.

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

1. The Board first considered approval of the minutes of the meeting held on September 7, 2021. Upon motion duly made, seconded and unanimously carried, the Board approved the minutes of the meetings as presented.

2. There was no public comment.

3. Ms. Arellano presented the tax assessor-collector's report. Taxes collected for 2020 are at 99.6%. The Board also discussed and approved water terminations for the non-payment of taxes. Upon motion duly made, seconded and unanimously carried, the Board approved the tax assessor-collector's report and the checks listed thereon.

4. The Board called the public hearing for public comment on the proposed 2021 tax rate to be set in the District. Ms. Seipel noted that the hearing was the opportunity for the Board to receive comment from the public on the proposed tax rate. There being no members of the public present, no comment was received.

5. Following the public hearing, the Board considered the Order Setting Tax Rate, Approving Tax Roll, and Levying Maintenance and Operations Tax for 2021. The tax assessor-collector confirmed that she had published the required notice which reflects that the District would consider a tax rate of 0.59213 per \$100 valuation. After some discussion, upon motion duly made, seconded, and unanimously carried, the Board voted to approve the Order

setting the District's 2021 tax rate at 0.59213 per \$100 valuation. Ms. Seipel then presented an Amendment to Statement of Directors which reflects the newly-adopted tax rate, a copy of which will be recorded in the Real Property Records of Harris County, Texas. The Board approved the amendment as presented.

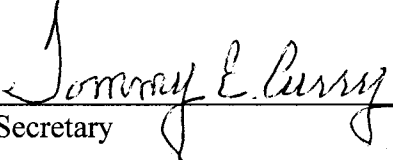
6. The Board reviewed the bookkeeper's report, noting that the District's financials appear to be in good order. Upon motion duly made, seconded and unanimously carried, the Board approved the bookkeepers report as reported.

7. Mr. Davis presented the operator's report, copy attached. The operator provided an update on the status of maintenance during the month of September. The operator also reported that he and Ms. Seipel are still awaiting comment from the developer and attorney for Lone Wolf with regard to the District's comments on the proposed arrangement between the parties. Subject to that discussion, the Board approved the operator's report as presented.

8. Ms. Seipel presented to the Board an engagement letter from the District's auditor stating that the proposed fee for the current year's audit is in line with last year's charge. Subject to that discussion, the Board confirmed that it would like to proceed with the audit as performed by its current auditor.

9. Under pending business, the Board discussed the need to create a list of qualified candidates to serve on the Board, should a vacancy ever occur. Ms. Seipel took the names of several candidates and confirmed that she would make a note in the District's files.

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

  
Secretary

## SPANISH COVE PUBLIC UTILITY DISTRICT

### NOTICE OF PUBLIC MEETING

Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **102-A Spanish Cove Drive, Crosby, Harris County, Texas 77532.**

The meeting will be held at **7:30 p.m. on Tuesday, October 5, 2021**

The subject of the meeting is to consider and act on the following:

1. Approve minutes of meeting held on September 7, 2021
2. Public Comment
3. Tax assessor-collector's Report; status of tax collections; review invoices and authorize payment; status of delinquent taxes; authorize litigation as necessary; consider any taxpayer appeals; approve installment payment agreements, as necessary; authorize termination of water service as appropriate
4. Public Hearing on Proposed 2021 Tax Rate
5. Order Setting Tax Rate, Approving Tax Roll, and Levying Maintenance Tax for the Year 2021
6. Amendment to Statement of Directors
7. Bookkeeper's report; review invoices and authorize payment of bills; review investment report and approve investment of District funds
8. Operator's report; review active connections and water accountability; status of operation, maintenance and repair of District facilities; consider customer appeals; approve termination of service on delinquent accounts; approve maintenance and repair work as proposed
9. Approve Audit Continuance Letter
10. Pending Business, including:
  - a) Discussion of Lone Wolf Development



A handwritten signature in blue ink that reads "Jennifer B. Seipel".

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Jennifer B. Seipel, Attorney for the District

## SPANISH COVE PUBLIC UTILITY DISTRICT

### Order Accepting Appraisal Roll; and Setting Tax Rate and Levying a Maintenance Tax for the Year 2021

The Board of Directors (“Board”) of Spanish Cove Public Utility District (“District”) met on October 5, 2021, in accordance with the duly posted notice of the meeting, with a quorum of directors present as follows:

Eldon Gizinski, President  
Doyle Bowers, Jr., Vice President  
David Hilditch, Treasurer  
Tommy E. Curry, Secretary  
Darnell “Don” Housley, Jr., Director

and the following absent:

None

when the following business was transacted:

The Order set out below was introduced and considered by the Board. It was then moved, seconded and unanimously carried that the following Order be adopted:

Whereas, the Chief Appraiser of the Appraisal District in which the District participates has certified the tax roll of the District for the year 2021;

Whereas, a majority of the electors voting in an election held for and within the District have heretofore approved and authorized the levy and collection of a tax for operations and maintenance purposes;

Whereas, in determining the tax rate to be levied, the Board has considered 1) the amount which should be levied for maintenance and operation purposes; 2) the amount which should be levied for the payment of principal, interest, and redemption price of each series of

bonds or notes payable in whole or in part from taxes; and 3) the percentage of anticipated tax collections and the cost of collecting taxes, all in accordance with § 54.602(b) of the Texas Water Code.

Therefore, be it ordered by the Board of Directors as follows:

**I.**

The Board hereby directs that there be levied on all taxable property within the District an ad valorem tax for the year 2021 at the rate of \$0.59213 per \$100 of assessed valuation for maintenance and operations.

**II.**

The Board hereby approves the tax roll of the District as prepared by the tax assessor-collector for the year 2021.

**III.**

Taxes shall be due and payable when billed and shall be paid on or before January 31, 2022. All taxes not paid before February 1, 2022 shall become delinquent on that date, and penalty and interest will be added in accordance with the Texas Property Tax Code.

**IV.**

The Board hereby authorizes and instructs the District's tax assessor-collector to assess and collect the taxes authorized by the Board in this Order.

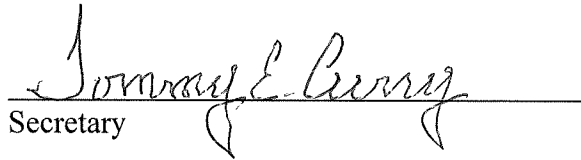
V.

The Board hereby authorizes the President or Vice President to execute this Order and Secretary or Secretary Pro Tempore to attest to this Order on behalf of the Board and the District, and to do any and all things necessary to give effect to the intent hereof.



\_\_\_\_\_  
PRESIDENT

ATTEST:



\_\_\_\_\_  
Secretary

