

**NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 9**

Minutes of Meeting of Board of Directors

November 16, 2021

The Board of Directors ("Board") of Northwest Harris County Municipal Utility District No. 9 ("District") met at 12779 Jones Road, Houston, Harris County, Texas in accordance with the duly posted notice of the meeting, with a quorum of directors present as follows:

G. Ronald Mitchell, President  
Donald L. Sheriff, Vice President  
Coy L. Baskin, Sr., Secretary  
Frank Ferraro, Director

and the following absent:

Mike Rogers, Director

Also present were Mr. Ronald Koehn of Koehn & Associates; Mr. Josh Maas of M. Marlon Ivy & Associates; Mr. Bob Ideus of Municipal Business Services, Inc.; and Mr. J. Davis Bonham, Jr. of Smith, Murdaugh, Little & Bonham, L.L.P and the following by telephone; Ms. Michelle Guerrero of Bob Leared Interests.

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

1. The Board considered the minutes of the meetings of October 19, 2021 and November 2, 2021 and upon motion duly made, seconded and unanimously carried, the Board approved the minutes as presented.

2. The Board then recognized Bob Ideus who presented the attached bookkeeper's report. Mr. Ideus reviewed invoices and a schedule of District investments. The Board also reviewed the general fund comparison of actual versus budgeted revenues and expenditures for the fiscal year ending September 30, 2020. After discussion, upon unanimous vote, the Board approved the bookkeeper's report and the checks listed thereon.

3. The Board then recognized Michelle Guerrero who presented the tax assessor/collector's report reflecting the District's 2021 taxes to be 0.01% collected. The Board noted that the 2021 taxes are not yet due. After discussion, upon unanimous vote, the Board approved the tax assessor/collector's report as presented.

4. The Board then recognized Mr. Ronald Koehn who reviewed the engineer's report. The engineer received, reviewed, approved, and forwarded revised site utility plans for the McCracken Apartments to the operator for calculation of fees. The project is under construction. A Notice to Proceed was issued February 11, 2021 for the Water Plant No. 2 painting project. The contractor has substantially completed painting of the GST, building,

pipng and generator, and is approximately 90% complete with the painting of the elevated storage tank. The engineer received request for capacity and utility locations for a 28-unit apartment development on 2.1-acre tract on Jones Road, between Saathoff Drive and Mills Road. The engineer received and reviewed plans and forwarded them to the Operator for calculation of tap fees. The engineer updated the capacity commitment on October 30, 2020 to the Residences at Arbor Oaks, L.P. for a proposed 192-unit apartment complex. The engineer has reviewed and approved utility plans and forwarded to the operator for calculation of tap and inspection fees. The engineer and attorney participated in a conference call with prospective developer of a 304-unit, tax exempt, apartment complex at Oak Hollow and received a request for estimated tap and inspection fees, including a Nontaxable Entity Fee. The engineer presented an estimate from October 20, 2021. In September 2021, The Springs Events, LLC purchased the northern building and northern portion of the tract known as "All About Music" at the northeast corner of Cypress North Houston at McCracken Circle and proposes to refurbish the building for a catering kitchen and showroom to serve their various wedding venues. The entire site is served by a single water meter and a private sewage lift station with no apparent service agreements between the two owners. The Springs Events, LLC has provided a \$2,000 check to the District for project review and approvals. After discussion, upon unanimous vote, the Board approved the engineer's report as presented.

5. The Board then considered a proposal from the District's insurance agent for the renewal of the District's coverage. The Board reviewed a detailed comparison of proposed and current coverage. Upon motion duly made, seconded and unanimously carried, the Board approved the proposal as presented.

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

  
Secretary

**NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 9**

**NOTICE OF PUBLIC MEETING**

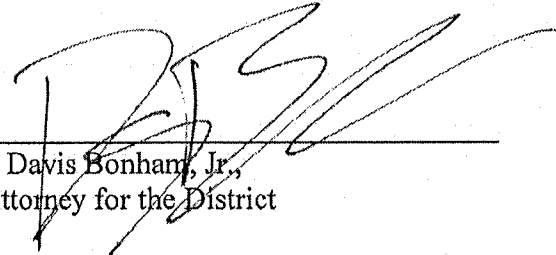
Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **12779 Jones Road, Houston, Harris County, Texas.**

The meeting will be held at **5:00 p.m. on Tuesday, November 16, 2021.**

The subject of the meeting will be to receive public comment on, consider and act on the following:

1. Minutes of Board of Directors Meeting(s) of October 19 and November 2, 2021
2. Bookkeeper's Report; Checks and Invoices; Investment of District Funds; Investment Policy; General Fund Budget; Depository Pledge Agreement(s)
3. Tax Assessor/Collector's Report; Invoices and Checks; Delinquent Tax Collections; Investment of District Funds; Tax Rate; Tax Exemptions
4. Engineer's Report; Design of Facilities; Advertisement for Bids; Construction Contract(s), Pay Estimate(s) and Change Order(s); Annexation of Land; Permit Matters; Proposal(s); Request for Service; Utility Easements; Development of Land in District
5. Renew District insurance
6. Other Matters: Operations; Repair and Maintenance; Insurance; Rate Order; Contract for Electric Power; Drought Contingency Plan; Critical Load Submission; Application to Texas Commission on Environmental Quality; Continuing Disclosure
7. Pending Business



  
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J. Davis Bonham, Jr.,  
Attorney for the District