

## HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 157

Minutes of Meeting of Board of Directors

September 21, 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 and by videoconference on September 21, 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 by video conference were Mr. Calvin Browne of Municipal District Services, Ms. Patty Rodriguez of Bob Leared Interests, Ms. Keli Schroeder of Brown & Gay Engineers, Inc., Mr. Spencer Day of Masterson Advisors, and in person Ms. Diane Bailey and Mr. Derrick Davenport of McLennan & Associates, LP, 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 reviewed the minutes of the meeting of August 17, 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 99.1% 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. The Board then reviewed a cash flow analysis and recommendation with respect to the District’s 2021 tax rate. The Board reviewed the analysis and recommendation, as well as the 2021 voter-approval tax rate worksheet. The Board considered the attached


Resolution Finding District to be Low Tax Rate, Developed, Developing, or Developed District in a Declared Disaster Area, Calling Public Hearing on 2021 Tax Rate, and Authorizing Tax Assessor-Collector to Prepare and Publish Notice of the Public Hearing. After discussion, upon unanimous vote, the Board adopted the attached Resolution and authorized publication of a Notice of a Public Hearing at which the Board will consider adoption of a total 2021 tax rate of \$0.599 per \$100 assessed valuation, which the Board noted consists of a debt service tax of \$0.41 and a maintenance tax of \$0.189.

5. 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 95.2% 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 discussed the smart meter installation program including the schedule and procedure for the installation. The Board also reviewed the billing and collections data which appear in the report. The Board discussed the smart meter in program and authorized the operator to order the first installment of meters. The Board also discussed the source of funds for funding the project and agreed to consider the use of surplus funds. 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. The Board also authorized a schedule of delinquent accounts to be written off as uncollectible.

6. The Board then recognized Ms. Keli Schroeder who presented the engineer's report. The engineer reported on the status of the Enclave development and advised that the West Harris County Regional Water Authority had reimbursed the District \$1,122,361 for the chloramines conversion equipment. After discussion by the Board, upon unanimous vote, the Board approved the engineer's report.

7. The Board then reviewed the detention pond maintenance report and it appeared there were no deficiencies that need attention.

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

  
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Secretary