

WEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 4

Minutes of Meeting of Board of Directors
January 31, 2022

The Board of Directors (“Board”) of West Harris County Municipal Utility District No. 4 (“District”) met on January 31, 2022 at 303 Bridge Crest Blvd., Houston, Harris County, Texas, in accordance with the duly posted notice of said meeting, with a quorum of Directors present as follows:

Mary Gomez, President
Hanna Affram, Vice President
Anthony Rodriguez, Secretary
Michael Cummings, Treasurer

and the following absent:

None.

Also present were Mr. Bruce Dubiel, the District’s operator; Ms. Michelle Guerrero, the District’s tax assessor-collector; Mr. Sean Humble, the District’s engineer; and Ms. Jennifer B. Seipel, attorney for District.

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

1. The Board opened the floor for public comment. There were none.
2. The Board reviewed the minutes of the meeting held on December 13, 2021. Upon motion duly made, seconded and unanimously carried, the Board approved the minutes as presented.
3. Ms. Guerrero presented the tax assessor-collector’s report, copy attached, which showed 52.1% collections for 2021 taxes as of the date of the report, which is December 31, 2021. Upon motion duly made, seconded and unanimously carried, the Board approved the tax assessor-collector’s report and the checks listed thereon as presented.
4. It was reported to the meeting that under the provisions of Article VIII, Section 1-b(e) of the Constitution of Texas, the District may exempt from ad valorem taxation by its own action up to twenty percent (20%) of the market value of each residence homestead

owned by an adult and taxable by the District for the year 2022, but not producing an exemption of less than \$5,000 when such percentage is applied to a particular homestead. Those present discussed the various points for or against the adoption of the exemption by the District. After the discussion, it was duly moved, seconded and unanimously carried, the Board adopted the attached order providing for a homestead exemption in the amount of twenty percent (20%) of the market value of residence homesteads for the year 2022.

5. It was further reported to the meeting that under the provisions of Article VIII, Section 1-b of the Constitution of Texas, this District may exempt by its own action not less than \$3,000 of the assessed value of the residence homesteads of persons 65 years of age or older or disabled from all ad valorem taxes thereafter levied by the District. Those present discussed the various points for or against the adoption of the exemption by the District. After the discussion, upon motion duly made, seconded and unanimously carried, the Board adopted the attached Order providing a \$70,000 homestead exemption for residents of the District 65 years of age or older or disabled for the year 2022.

6. Mr. Cummings then presented the bookkeeper's report, copy attached. The Board noted that everything appears to be in order. Upon motion duly made, seconded and unanimously carried, the Board approved the bookkeeper's report and payment of the checks listed thereon.


7. Mr. Dubiel presented the operator's report, copy attached. He noted 559 connections in the District with 83.0% water accountability. The operator reviewed the repairs from the prior month. He also requested authorization to perform repairs to the air diffusers and piping at the wastewater treatment plant in the amount of \$4,500. The operator then submitted a list of delinquent accounts to the Board for termination of utility service and stated that the accounts in question have been given written notification of the opportunity to appear, either in person or in writing, at the Board meeting to contest, explain, or correct the charges, services, or disconnection. After discussion, upon motion duly made, seconded and unanimously carried, the Board approved the operator's report, approved the digester repair as requested, and authorized water terminations as set forth in the District's Rate Order.

8. Mr. Humble presented the engineer's report, copy attached. He noted that he submitted a letter to Chelford City Municipal Utility District requesting capacity at their

wastewater treatment plant, as was previously requested by the Board. He also stated that construction plans for the replacement of the 12-inch waterline at Westheimer Place Drive have been submitted to the appropriate agencies for review and comment. Subject to that discussion, upon motion made and seconded, the Board unanimously approved the engineer's report as presented.

9. It appeared that an election of directors should be called for and within the District on Saturday, May 7, 2022. The attached Order calling such election was presented and reviewed by the Board of Directors. Upon motion duly made, seconded and unanimously carried, the Board approved and adopted the Order attached hereto. The attorney was instructed to handle the mechanics of the election.

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


Secretary

WEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 4

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 **303 Bridge Crest Blvd., Houston, Texas (enter code 032)**.

The meeting will be held at **5:30 p.m.** on **Monday, January 31, 2022**.

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

1. Public comments / customer requests
2. Approve minutes of meetings held on December 13, 2021 and January 7, 2022
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
4. Order Adopting Residence Homestead Exemption; Order Adopting Residence Homestead Exemption for Persons 65 or Older or Disabled
5. Bookkeeper's report; review invoices and authorize payment of bills; review investment report and approve investment of District funds
6. 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
7. Engineer's report; authorize preparation of plans as appropriate; authorize advertising for bids; award contracts; approve change orders
8. Order for Election of Directors
9. Pending business



Jennifer Seipel

Jennifer B. Seipel
Attorney for the District

WEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 4

AVISO DE ASAMBLEA PÚBLICA

Se notifica por el presente a todos los miembros del público interesados que la Junta Directiva del distrito del que se hace referencia llevará a cabo una asamblea pública en 303 Bridge Crest Blvd., Houston, Texas (enter code 032). La asamblea se realizará a las 5:15 p.m. del 31 de enero de 2022. El asunto a tratar en la asamblea será considerar y actuar sobre lo siguiente:

Adoptar una Orden para Convocar a Elección de Directores

THÔNG BÁO VỀ BUỔI HỌP MAỆT CÔNG KHAI

Theo ñây cho tất cả các thành viên công ñồng có quan tâm biết rằng Ban Giám Đốc của cơ quan ñồng nghiệp sẽ tổ chức một buổi họp maệt công khai tại 303 Bridge Crest Blvd., Houston, Texas (enter code 032). Buổi họp maệt sẽ ñược tổ chức vào lúc 5:15 p.m. ngày 31 tháng 1, 2022. Các vấn ñề cần ñồng xem xét và ñề nghị trong buổi họp maệt này như sau:

Thông qua Lãnh Yêu Cầu tổ chức Cuộc Bầu Cử Các Giám Đốc

公共會議通知

現通知公眾各有關方面人士如下：上列行政區管理委員會將於303 Bridge Crest Blvd., Houston, Texas (enter code 032)，假德克薩斯州Harris郡休士頓 下午5:15 2022年1月31日 開公共會議。會議議題為考慮並議決以下事項：

通過委員選舉召集令



Jennifer Seipel

Jennifer B. Seipel, Attorney for the District

ANNUAL NOTICE IN COMPLIANCE WITH TEXAS WATER CODE SECTION 49.063(c)
After at least 25 qualified electors are residing in a district, on written request of at least five of those electors, the board shall designate a meeting place and hold meetings within the district if it determines that the meeting place used by the district deprives the residents of a reasonable opportunity to attend district meetings. On the failure to designate the location of the meeting place within the district, five electors may petition the Texas Commission on Environmental Quality ("Commission") to designate a location. If it determines that the meeting place used by the district deprives the residents of a reasonable opportunity to attend district meetings, the Commission may designate a meeting place inside or outside the district which is reasonably available to the public and require that the meetings be held at such place. After the next election, the board may designate different meeting places, including one located outside the boundaries of the district.