

NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 15

Minutes of Meeting of Board of Directors

December 15, 2021

The Board of Directors (the "Board") of Northwest Harris County Municipal Utility District No. 15 (the "District") met in special session, open to the public, at 13927 Boudreaux Road, Tomball, Texas, Harris County, Texas, 77377, in accordance with the duly posted Notice of Public Meeting, and the roll was called of the duly constituted officers and members of said Board, as follows:

Lawrence E. LaHaie, Jr., President
Timothy Anderson, Vice President
Joseph Turner, Secretary
George Dupuy, Assistant Secretary
Royce Beam, Assistant Secretary

and all of said persons were present, except Director Beam, thus constituting a quorum.

Also present were Debra Loggins of L & S District Services, L.L.C. ("L&S"); Jason Johnson and Duncan Flintock of R.G. Miller Engineers, Inc. ("RGM"); Sarah Rowe and Chris Townsend of Water District Management Company, Inc. ("WDM"); Debbie Arellano of Bob Leared Interests, Inc. ("BLI"); Glenn Woodson of Storm Maintenance and Monitoring, Inc. ("SM&M"); David Martin of Porter Hedges; Lanna Cantrel, Nathan Barber, Chris Milton, Mark Hall, Dean Essen, John Walbrook, and other members of the public; and Matthew Reed of Schwartz, Page & Harding, L.L.P. ("SPH").

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

PUBLIC COMMENTS

The Board next considered comments from the public. Members of the public addressed the Board to express their opposition to the proposed annexation requested by Guefen Development Partners ("Guefen") of an 11.567 acre tract of land located at 17448 North Eldridge Parkway into the boundaries of the District currently being considered by the Board. Guefen plans to develop the property for multi-family residential use. A lengthy discussion ensued. No Board action was taken at this time.

APPROVAL OF MINUTES

The Board considered approval of the minutes of its meeting held on November 17, 2021. After discussion, Director Anderson moved that the Board approve said minutes, as presented. Director Turner seconded said motion, which unanimously carried.

TAX ASSESSOR-COLLECTOR'S REPORT

Ms. Arellano presented to and reviewed with the Board the Tax Assessor-Collector's Report for the month ended November 30, 2021, a copy of which is attached hereto as **Exhibit A**, including the disbursements presented for payment, as listed therein. After discussion, Director Turner moved that the Tax Assessor-Collector's Report, and the disbursements listed therein for payment from the Tax Account, be approved. Director Dupuy seconded said motion, which carried unanimously.

DELINQUENT TAX REPORT

The Board deferred action regarding the status of collection of delinquent taxes as it was noted a report was not due at this time from the District's Delinquent Tax Collection Attorneys, Perdue, Brandon, Fielder, Collins & Mott, L.L.P.

BOOKKEEPER'S REPORT

Ms. Loggins presented to and reviewed with the Board the Bookkeeper's Report dated December 15, 2021, a copy of which is attached hereto as **Exhibit B**, including the disbursements presented for payment from the District's various accounts. After discussion, Director Turner moved that the Bookkeeper's Report dated December 15, 2021, be approved, and that the checks presented for payment from the District's various accounts identified in the Bookkeeper's Report be approved, except check no. 9978 from the General Operating Fund, which was voided. Director Dupuy seconded said motion, which unanimously carried.

DRAINAGE AND DETENTION FACILITIES REPORT

The Board next reviewed the Detention and Drainage Facilities Maintenance Report from SM&M dated December 15, 2021, a copy of which is attached hereto as **Exhibit C**. It was noted that no action was required at this time.

ENGINEER'S REPORT

Mr. Johnson presented to and reviewed with the Board an Engineering Report dated December 15, 2021, a copy of which is attached hereto as **Exhibit D**.

Mr. Flintock next reminded the Board that at last month's Board meeting it authorized RGM to create a GIS application to be used in the implementation of a sanitary sewer manhole survey being conducted by WDM. In connection therewith, he presented to and reviewed with the Board the GIS application prepared by RGM. It was noted that no action was required at this time.

Ms. Arellano, Ms. Loggins, and Mr. Woodson exited the meeting at this time.

REQUEST BY PAUL EVANS FOR ANNEXATION OF PLAZA ONE INTO THE DISTRICT

The Board next considered the status of the annexation feasibility study in connection with the proposed annexation of Plaza One into the boundaries of the District, at the request of Paul Evans. No Board action was required related to this matter.

REQUEST BY UMANZORS FOR ANNEXATION OF ONE ACRE TRACT OF LAND INTO THE DISTRICT

The Board next considered the status of the proposed annexation of a certain one-acre tract of land at 11710 Spring Cypress Road into the boundaries of the District, as requested by Michelle Umazor. Mr. Reed reminded the Board that there is a high outstanding balance due from the property owner. He further reminded the Board that it previously authorized SPH to proceed with the proposed annexation upon receipt of a positive response to RGM from the Umanzors. He noted he recently received an email from Ms. Umazor, but the status is the same as last month. No Board action was required related to this matter.

REQUEST BY FOUR SEASONS FOR ANNEXATION REGARDING 25 ACRE TRACT

The Board next considered the status of the proposed annexation of a 25 acre tract of land located along the east side of State Highway 249 into the boundaries of the District, at the request of Mr. Efrain and Mr. Kubeczka, on behalf of Four Seasons. No Board action was required related to this matter.

REQUEST FROM GUEFEN DEVELOPMENT PARTNERS (“GUEFEN”) FOR ANNEXATION OF 11.567 ARE TRACT INTO THE DISTRICT

The Board next considered the status of the annexation feasibility study in connection with the proposed annexation of an 11.567 acre tract of land located at 17448 North Eldridge Parkway into the boundaries of the District as requested by Guefen. Following discussion, the Board concurred to defer taking any action related to this matter.

REQUEST FOR UTILITY COMMITMENT LETTER

Mr. Reed next advised the Board of a utility commitment request the District received for proposed office condominiums on a one-acre tract located in front of the Northpointe Meadows offices, near the intersection of Northpointe Boulevard and North Eldridge. He requested that the Board authorize RGM and SPH to prepare the utility commitment for said development for 672 gallons per day average daily flow sanitary sewer service capacity, and related water capacity. Mr. Johnson confirmed the requested capacity is available. Following discussion, Director Turner moved to approve the Utility Commitment. Director Dupuy seconded said motion, which carried unanimously.

Mr. Martin and Mr. Flintock exited the meeting at this time.

OPERATIONS AND MAINTENANCE REPORT

Ms. Rowe and Mr. Townsend presented to and reviewed with the Board the Operations Report dated December 15, 2021, a copy of which is attached hereto as **Exhibit E**. Ms. Rowe advised the Board of the current status of various projects and responded to the inquiries of the Board concerning same. In connection therewith, Ms. Rowe advised the Board that there are no accounts to be sent to collections this month.

Ms. Rowe next advised the Board that the clarifier drive at the Waste Water Treatment Plant North Clarifier is in need of repair. In connection with same, she presented to and reviewed with the Board a proposal from NTS to repair said Clarifier in the amount of \$37,850.00, a copy of which is included with the Operator's Report. Following discussion, Director Turner moved to authorize WDM to proceed with the repair, as recommended. Director Dupuy seconded said motion, which carried unanimously.

The Board next considered the proposals for electric water meters received at the Special Board meeting on December 13, 2021. Following discussion, Director Turner moved to authorize SPH to negotiate a contract with AquaWorks to purchase new polymer electric water meters made by Kamstrump, subject to receipt and approval by the Board of an updated proposal to include the leak-detection technology option in the meters. Director Anderson seconded said motion, which carried unanimously. The Board deferred taking action related to the District's contract with Mueller.

ATTORNEY'S REPORT

Mr. Reed reported on issues related to the District's Directors Election (the "Election") to be held on May 7, 2022. In connection therewith, Mr. Reed presented to and discussed with the Board a memorandum prepared by SPH, a copy of which is attached hereto as **Exhibit F**, regarding (i) participation in the joint election with Harris County (the "County"), (ii) publication of notice regarding accessible voting systems, and (iii) posting of Notice Regarding Candidate Filing Period. Mr. Reed advised that the County will administer the Election if the District participates in the County's joint election. He further noted that if the District elects not to contract with the County and to hold an independent Election, Section 49.111, Texas Water Code, provides an exemption from the requirement to provide certain electronic voting systems at the Election if the District's previous directors election was canceled as uncontested or if fewer than 250 voters voted in the District's previous directors election. Mr. Reed noted that the District is exempt from said requirement because the District's previous directors election was canceled. Following discussion, it was moved by Director Turner, seconded by Director Dupuy and unanimously carried that SPH be authorized to (i) notify the County of the District's intent to participate in the joint Election, (ii) provide notice of the District's intent not to provide electronic voting systems for said Election by publication in a newspaper of general circulation in an area that includes the District, in case the District subsequently elects to hold an independent Election, and (iii) post the required Notice Regarding Candidate Filing Period. .

Mr. Reed next advised the Board as to efforts in connection with amending the Detention Pond and Drainage Reserves Maintenance Agreement between the District and the Trails of

Cypress Lake Community Association (“HOA”), as discussed at prior meetings. It was noted that no Board action was required at this time.

CLOSED SESSION PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.071

The President announced at 9:34 p.m. that the Board would convene in closed session, as authorized by Texas Government Code Section 551.071. Those in attendance, with the exception of the Board and Messrs. Reed and Johnson, exited at this time.

The Board reconvened in open session at 10:15 p.m.


It was noted that no action was required by the Board at this time.

FUTURE AGENDA ITEMS

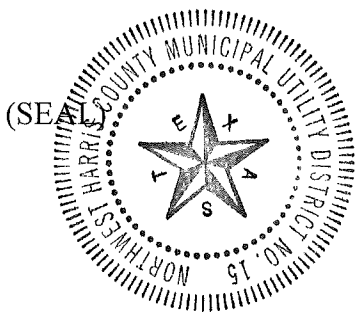
The Board next considered items for placement on future agendas. In connection therewith, the Board requested that a special meeting be scheduled in January to discuss (i) the proposed annexation of an 11.567 acre tract of land located at 17448 North Eldridge Parkway into the boundaries of the District, and (ii) bids received for the new Fine Screen and generator project for the NorthPointe Regional Wastewater Treatment Plant. Mr. Reed stated he would look into scheduling that special meeting and communicate the schedule to the Board.

ADJOURN

There being no further business to come before the Board, Director Dupuy moved that the meeting be adjourned. Director Turner seconded said motion, which unanimously carried.



Secretary
Board of Directors



NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 15
LIST OF ATTACHMENTS TO MINUTES
BOARD OF DIRECTORS MEETING

- Exhibit A Tax Assessor-Collector's Report
- Exhibit B Bookkeeper's Report
- Exhibit C Detention and Drainage Facilities Maintenance Report
- Exhibit D Engineer's Report
- Exhibit E Operator's Report
- Exhibit F Memorandum regarding Directors Election