

WEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 4

Minutes of Meeting of Board of Directors
May 23, 2022

The Board of Directors (“Board”) of West Harris County Municipal Utility District No. 4 (“District”) met on May 23, 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; Mr. Bob Ideus, the District’s bookkeeper; and Ms. Jennifer B. Seipel, attorney for District. Also present was Mr. David Beyer on behalf of Storm Water Solutions.

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 April 25, 2022.

Upon motion duly made, seconded and unanimously carried, the Board approved the minutes as presented.

3. The Board recognized Mr. Beyer from Storm Water Solutions. He gave a report on the status of the District’s facilities, noting that they are in good condition. He then presented a proposal and update to the District’s master services agreement that would result in an annual increase of \$3,600. The Board agreed to the rate increase but also inquired as to whether Storm Water Solutions could provide the District with an updated proposal that includes overseeding certain facilities that currently only receive annual fertilization. Mr. Beyer agreed to prepare such proposal, and the Board requested that consideration of it be

included on the June agenda. The Board stated that it was not necessary for Mr. Beyer to attend next month's meeting. Mr. Beyer thanked the Board and left the meeting.

4. The Board then reviewed and approved the certificates of election and oaths of office of Director Gomez and Director Affram, who were re-elected to the Board of Directors as a result of the May 7, 2022 directors election having been canceled. The Board also reviewed their qualification letters and statements of elected officer. Upon motion duly made, seconded and unanimously carried, the Board voted to approve the qualifications and statements as well as the oaths of office of Director Gomez and Director Affram, and declared them to be fully qualified to enter into their next four-year term as members of the Board of Directors.

5. Ms. Guerrero presented the tax assessor-collector's report, copy attached, which showed 97.3% collections for 2021 taxes as of the date of the report, which is April 30, 2022. She noted that this collection rate is on pace with prior years. She also stated that the District received its preliminary estimate of taxable value of properties in the District, which is approximately \$129.4 million. Upon motion duly made, seconded and unanimously carried, the Board approved the tax assessor-collector's report and the checks listed thereon as presented.

6. The Board then considered a depository pledge agreement with Allegiance Bank. The attorney and tax assessor-collector noted that the agreement with Wells Fargo failed to materialize but that Allegiance Bank has agreed to service the District's tax accounts. Upon motion duly made and seconded, the Board unanimously approved the agreement as presented.

7. Mr. Ideus presented the bookkeeper's report, copy attached. The Board reviewed its budget comparisons and the checks to be issued for services rendered during the prior month, noting 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.

8. Mr. Dubiel presented the operator's report, copy attached. He noted 568 connections in the District with 95.4% water accountability. The District's wastewater treatment plant operated at 33% of its capacity. He then reviewed notable system repairs and maintenance items performed during the prior month, stating that the repair to blower no. 1 at the wastewater treatment plant is underway. The operator then reviewed a list of delinquent

accounts to the Board for termination of utility service, noting that no accounts were subject to termination this month. After discussion, upon motion duly made, seconded and unanimously carried, the Board approved the operator's report and approved the requested expenditures.

9. The Board reviewed the Consumer Confidence Report prepared by the operator and included in his report. Upon motion duly made, seconded and unanimously carried, the Board approved the Consumer Confidence Report and authorized its distribution in accordance with the law.

10. Mr. Humble presented the engineer's report, copy attached. He noted that he spoke with the engineer for Chelford City Municipal Utility District ("Chelford") with regard to the estimated cost to purchase capacity in Chelford's wastewater treatment plant. Mr. Humble stated that the estimated cost was much higher than he had anticipated, so he is going to do some additional research as to the accuracy of the pricing provided. With regard to the construction plans for the replacement of the 12-inch waterline at Westheimer Place Drive, the engineer confirmed that the preconstruction meeting was held with the contractor and went well. Subject to that discussion, upon motion made and seconded, the Board unanimously approved the engineer's report as presented and approved award of the contract and execution of same subject to review by the District's consultants as recommended.

11. The Board discussed the annual CPI adjustment for the garbage contract, noting that the rate was increasing from \$20.72 per house to \$21.61 pursuant to the CPI provision in the contract. Subject to that discussion, no action was taken.

12. At 7:36 p.m., the Board entered into an executive session to discuss real estate matters. At 7:45 p.m., the Board exited executive session and took no action.

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

Secretary 