

NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 9
Minutes of Meeting of Board of Directors
August 16, 2022

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. Bob Ideus of Municipal Business Services, Inc.; Ms. Michelle Guerrero of Bob Leared Interests; Mr. Josh Maas of M. Marlon Ivy & Associates; and Mr. J. Davis Bonham, Jr. of Smith, Murdaugh, Little & Bonham, L.L.P.

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 July 19, 2022, and August 2, 2022 and upon motion duly made, seconded and unanimously carried, the Board approved the July 19, 2022 minutes as amended and the August 2, 2022 minutes as presented.

2. The Board then recognized Bob Ideus who presented the bookkeeper’s report. The Board 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, 2021. After discussion, upon unanimous vote, the Board approved the bookkeeper’s report and the checks listed thereon.

3. The Board tabled the operating budget for future consideration.

4. The Board then reviewed the tax assessor/collector's report reflecting the District's 2021 taxes to be 99% collected. After discussion, upon unanimous vote, the Board approved the tax assessor/collector's report as presented.

5. The Board tabled discussion of the District’s 2022 Tax Rate pending receipt of certified taxable values.

6. The Board recognized Ronnie Koehn who presented the engineer's report. The engineer has reviewed final Cypress N. Houston improvement plans and is working with Harris County on conflicts with Marwood Estates’ 8” water line located within right-of-way. The engineer has determined that Marwood Estates’ 2” force main is not in conflict and has requested Harris County concurrence. There is no current update. The contractor has completed painting of all water plant no. 2 facilities and is working on site clean-up. The engineer received a 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 project is under construction. The engineer provided a capacity commitment on June 8, 2022, for the proposed 105,000 square foot Adara Ilan office development. There is no current update. With regard to the Arbor Oak Apartment project, the engineer received and reviewed plans and forwarded them to the Operator for calculation of tap fees. The project is under construction. The engineer has issued capacity commitments for two proposed town home projects within Regency Green. The plans for 51 units on 4.5 acres adjacent to water plant no. 2 have been approved by the engineer and Harris County. The plans for 88 units on 8.7 acres adjacent to Regency Forest have been received and are being reviewed by the engineer. The engineer has issued capacity commitments to Blazer Building for a proposed 325-unit multifamily development on subject 16-acre tract. The developer has estimated the taxable value of the completed development at \$35,750,000. There is no current update. The engineer has issued capacity commitments to Blazer Building for a proposed 325-unit multifamily development on a 16-acre tract. The developer has estimated a taxable value of completed development at \$35,750,000. There is no current update. The engineer received plans from Harris County for proposed drainage improvements at the intersection of Mill Ridge Drive and Saathoff Drive which requires relocation of some District facilities in the area. The engineer will work with the operator to determine a cost estimate for the relocations. The engineer received a request for annexation and utility service to serve a proposed office building on a tract within the Saathoff tract. After discussion, upon unanimous vote, the Board approved the engineer's report and proposals as presented.

7. The Board reviewed the monthly drainage facility maintenance report with the Board. Upon motion duly made, seconded, and unanimously carried, the Board approved the report as presented.

8. The Board discussed the District's Rate Order and Fee Schedule. After a brief discussion the Board unanimously approved the attached Order for Adoption of Schedule of Water and Sewer Fees and Rates.

9. The Board discussed the North Harris County Regional Water Authority town hall meeting and the provision of notice in the District's water bills.

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

Secretary