

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 157**

Minutes of Meeting of Board of Directors  
September 20, 2022

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, on September 20, 2022, in accordance with the duly posted notice of the meeting, with a quorum of directors present as follows:

Leonard Spearman, President  
Betty Niblett, Secretary  
Jason Valenzuela, Director  
Vacant

and the following absent:

Perla I. Flores, Vice President.

Also present were Ms. Diane Bailey of McLennan & Associates, LP; Mr. Calvin Browne of Municipal District Services; Ms. Patty Rodriguez of Bob Leared Interests; Ms. Keli Schroeder of Brown & Gay Engineers, Inc.; Ms. Anthea Moran of Masterson Advisors, LLC; Ms. Karen Sears of Storm Water Solutions; 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 16 and August 24, 2022, 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, 2023. 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 2021 taxes to be 99.0% 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 recognized Ms. Anthea Moran, the District’s financial advisor, who presented a cash flow analysis and recommendation with respect to the District’s 2022 tax rate. The Board reviewed the analysis and recommendation, as well as the 2022 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 2022 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 2022 tax rate of \$0.59 per \$100 assessed valuation, which consists of a debt service tax of \$0.39 and a maintenance tax of \$0.20.

5. Mr. Calvin Browne presented the operator's report reflecting the total connections in the District to be 4,151. The Board reviewed the regulatory information and the water production and consumption data reflecting 95.07% 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 operator advised that the resident adjacent to Water Plant No. 3 has complained that the swale adjacent to the resident's fence has damaged the fence. The Board discussed the matter and agreed to recut the swale and replace approximately 85 feet of fence. Mr. Browne also recommended repair of blower 1 at the wastewater treatment plant and replace the motor and repair of the pump at booster pump No. 4, both of which were approved by the Board. The Board also reviewed the billing and collections data which appear in the report. After discussion, upon unanimous vote, the Board approved the operator's report including all action items 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 uncollectable.

6. The Board then recognized Ms. Keli Schroeder who presented the engineer's report. The engineer reported on the status of the waste discharge permit renewal and the conveyance of the Enclave detention pond. The Board approved transfer of the storm water quality permit from the developer to the District. Ms. Schroeder then reported on a draft of a bond application to be submitted to the Texas Commission on Environmental Quality. After discussion by the Board, upon unanimous vote, the Board approved the engineer's report.

7. The Board then recognized Ms. Karen Sears of Storm Water Solutions who reported on the status of all properties maintained by Storm Water Solutions. Ms. Sears presented a proposal for clean out of the OGT system in the Cross Creek detention pond, which was approved by the Board.

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

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Secretary