

MINUTES OF REGULAR MEETING  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 11  
HARRIS COUNTY, TEXAS

7 September 2022

THE STATE OF TEXAS       §  
COUNTY OF HARRIS       §

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 11 (the "District") met in regular session, open to the public at 5:00 p.m. on the 7th day of September 2022, at the offices of Coats Rose, P.C., 9 Greenway Plaza, Suite 1000, Houston, Texas 77046, outside the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Kenneth D. Vasina	President/Investment Officer
Cynthia Ann Cruz	Vice President
Tammy B. Rose	Secretary/Treasurer
Marvin L. Zahradnik	Assistant Secretary/Treasurer
Luther F. Cowling	Assistant Vice President

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

Also present were Sergeant David Angstadt and Deputy Francisco Avila of the Harris County Sherriff's Department; Anthea Moran of Masterson Advisors, LLC ("Masterson"), the District's Financial Advisor; Robin Goin of Bob Leared Interests, Inc., the District's Tax Assessor/Collector; Troy M. Bordelon, P.E., of A&S Engineers, Inc. ("A&S"), the District's Engineer; Dennis Wright of Water District Management Company, Inc. ("WDM"), the District's Operator; Cole Konopka, Christopher Hsu, and David Green of Coats Rose, P.C. ("Coats Rose"), the District's Attorney; JoAnn Vasina, an interested party; and Leroy Rose, a resident of the District.

Director Vasina called the meeting to order.

### **Operator's Report**

Mr. Wright presented the Operator's Report, a copy of which is attached hereto as an exhibit to these minutes. He reviewed with the Board the condition of the District's facilities.

Residential Driveway at 2522 Woodsdale Boulevard (the "Driveway"). Mr. Wright reported on the matter concerning the condition of the Driveway belonging to the District customer at 2522 Woodsdale Boulevard. Mr. Wright informed the Board that he sent the customer a letter informing the customer of WDM's findings. There was no response from the customer, he told the Board.

Automated Mass Notification System. The Board then discussed the status of the automated mass notification system (the "Notification System") for providing information to the District's customers. Mr. Wright called the Board's attention to the Delivery Results Report for the Notification System, a copy of which is included with the Operator's Report attached hereto. Director Zahradnik asked Mr. Wright to disseminate a message over the Notification System to instruct customers to be cautious of what they flush into toilets.

After further discussion, upon a motion duly made and seconded, the Board voted unanimously to accept the Operator's Report.

### **Security Patrol Report**

Sergeant Angstadt and Deputy Avila reviewed with the Board the Security Patrol Report for the month of August 2022. A copy of the Security Patrol Report is attached hereto as an exhibit to these minutes. Sergeant Angstadt and Deputy Avila then discussed with the Board the possibility of changing the time of Deputy Avila's patrol shift. Sergeant Angstadt then informed the Board that he emailed Director Zahradnik, inviting the District to consider participating in the annual 4 October 2022 National Night Out event. A copy of Sergeant Angstadt's email is attached hereto as an exhibit to these minutes. The Board thanked Sergeant Angstadt and Deputy Avila for their services to the District. The Directors then resolved to make no changes to Deputy Avila's patrol shift.

### **Tax Assessor/Collector's Report**

Ms. Goin presented the Tax Assessor/Collector's Report for the Board's consideration. She reported that the District's 2021 tax levy was 97.6% collected as of this date. She asked for the Board's approval of two wire transfers and three checks written on the District's tax account, said wire transfers include the transfer in the amount of \$6,020.81 in revenues from the District's tax for maintenance and operations to the General Fund and the transfer of \$15,000.00 to the Debt Service Fund. Ms. Goin then called the Board's attention to the list of Top Delinquent Taxpayers, a copy of which is included in the Tax Assessor/Collector's Report.

After discussion, upon a motion duly made and seconded, the Board voted unanimously to: (1) accept the Tax Assessor/Collector's Report; and (2) authorize the disbursements from the District's Tax Account as listed therein. A copy of the Tax Assessor/Collector's Report is attached hereto as an exhibit to these minutes.

### **Consider Setting Tax Rate for 2022**

Ms. Moran addressed the Board regarding the recommended tax rate for the tax year of 2022. She distributed to the Board for review the 2022 Debt Service Tax Rate Recommendation for the District as prepared by Masterson, a copy of which is attached hereto as exhibits to these minutes. Mr. Masterson explained that because the District has been declared to be a developing district for the 2022 tax year, an adopted property tax rate that results in an increase of 8% or more in tax revenue from the previous tax

year would require the District to conduct a tax rollback election by the qualified voters of the District. Ms. Moran stated that the District's Financial Advisor recommended that the District set a debt service tax rate at \$0.465 per \$100 of assessed valuation. The Directors then expressed their desire to levy a maintenance tax rate of \$0.23 per \$100 valuation. Mr. Konopka reviewed the procedures that the District would have to follow in setting the 2022 Tax Rate for the District.

After discussion, upon a motion duly made and seconded, the Board voted unanimously to authorize publication of the tax rate calculation showing a debt service rate of \$0.465 per \$100 valuation and a maintenance tax rate of \$0.23 per \$100 valuation for a combined tax rate of \$0.695 per \$100 valuation. The Board agreed that the tax rate hearing would be held on 5 October 2022.

### **Engineer's Report / Updates**

Mr. Bordelon presented the Engineer's Report, a copy of which is attached hereto as an exhibit.

Rehabilitation of Sanitary Sewer Lines in Woodgate Subdivision, Sections 1 and 2 (the "Sewer Repairs"). Mr. Bordelon reported on the status of the contract with King Solution Services LLC ("KSS") for the Sewer Repairs. Mr. Bordelon stated A&S is still waiting on CenterPoint Energy Houston Electric, LLC to provide A&S with easements for the neighboring tract. In the meantime A&S will proceed with other items of work for the Sewer Repairs, he told the Board.

Request for Service / Taco Bell Restaurant. Mr. Bordelon reported on the request for service from the new Taco Bell restaurant located on Veterans Memorial Drive north of Aldine Western Road (the "Restaurant"). He stated that legal descriptions for the proposed water & sewer easements have been forwarded to Coats Rose.

Potential Capital Improvement Projects at the District's Facilities. The Board discussed matters relating to the draft Table IV – Cost Summary that was presented at the Board's meeting on 23 March 2022. Mr. Bordelon called the Board's attention to two alternate drafts of Table IV – Cost Summary, copies of which are included with the Engineer's Report. One version of Table IV, he reminded the Board, included the proposed improvements to the Wastewater Treatment Plant, the build-out of Water Plant No. 2, the conversion to chloramine disinfection at Water Plants Nos. 1 and 2, and the construction of the District Transfer Line for a total Bond Issue Requirement of \$9,730,000. The other version of Table IV, he continued, included only the build-out of Water Plant No. 2, the conversion to chloramine disinfection at Water Plants Nos. 1 and 2, and the construction of the District Transfer Line for a total Bond Issue Requirement of \$7,320,000.

After further discussion, upon a motion duly and seconded, the Board voted unanimously to accept the Engineer's Report.

## Attorney's Report

Mr. Hsu presented the Attorney's Report.

Maple Ridge Place Detention Pond. The Board discussed the matter pertaining to deficiencies in the Maple Ridge Place Detention Pond (the "Deficiencies") to be addressed by the Maple Ridge Place Community Association, Inc. (the "Association"). Mr. Hsu recalled that during the 24 August 2022 Board of Directors meeting, the District's Bookkeeper presented a report documenting all financial transactions made between the District and Maple Ridge Place Community Association, Inc. from 2004 to 2015. He reminded the Board that the Association would be willing to either let the District address the Deficiencies and then deduct the amount from the Association's remaining deposit balance, or use the remaining deposit amount to undertake the maintenance work on the Deficiencies, if doing so would be less expensive. Mr. Konopka informed the Board that the District's Bookkeeper, the Engineer, the Operator, and Attorney continue to coordinate efforts to address the Deficiencies, and to finalize the deposit amount the District owes to the Association after taking into account interests accrued and costs for maintenance and permits.

DoLe Detention Pond. Mr. Hsu then presented to the Board a draft of a letter (the "Demand Letter") addressed to DoLe Investments, L.L.C. ("DoLe") requesting that DoLe address incidents of illegal dumping at a detention pond on their property (the "DoLe Detention Pond"). Director Rose reported that since the 24 August 2022 Board of Directors meeting, the illegal dumping issue has been resolved. The Board expressed concern as to the overgrowth of vegetation within the DoLe Detention Pond. Mr. Bordelon said that such overgrowth may not only impede the flow of storm water in the area, but also attract pests. After discussion, upon a motion duly made and seconded, the Board voted unanimously to authorize Coats Rose to revise the Demand Letter accordingly.

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

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Secretary, Board of Directors

SEAL

Harris County Municipal Utility District No. 11  
Meeting of 7 September 2022  
Attachments

1. Operator's Report;
2. Security Patrol Report;
3. An Email from Sergeant Angstadt inviting the District to attend the 2022 National Night Out;
4. Tax Assessor/Collector's Report;
5. Tax Rate Analysis; and
6. Engineer's Report.