

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 157

Minutes of Meeting of Board of Directors

February 21, 2023

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 February 21, 2023, in accordance with the duly posted notice of the meeting, with a quorum of directors present as follows:

Leonard Spearman, President
Perla I. Flores, Vice President
Betty Niblett, Secretary
Jason Valenzuela, Director
Vacant

and the following absent:

None.

Also present were Ms. Anthea Moran and Ms. Christine Crotwell of Masterson Advisors LLC; Mr. Dane Turner of Best Trash; Ms. Diane Bailey of McLennan & Associates, LP; Ms. Patty Rodriguez of Bob Leared Interests; Mr. Calvin Browne and Mr. Lee Crenshaw of Municipal District Services; Ms. Keli Schroeder of Brown & Gay Engineers, Inc.; Ms. Karen Sears of Storm Water Solutions; and Mr. James D. Bonham, attorney for the District.

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

2. The Board acknowledged publication of Notice of Sale of the District’s \$3,825,000 Series 2023 Bonds. The Board recognized Ms. Christine Crotwell, the District’s financial advisor, who presented a tabulation of six bids received for purchase of the Bonds and a recommendation for award of sale of the Bonds. It appeared that the low bidder was RBC Capital Markets with AGC insurance and a net interest cost of 4.169127%. The Board considered the bids, and upon unanimous vote, the Board adopted the attached Order awarding sale of the Bonds to RBC Capital Markets.

3. The Board then considered a Bond Order including form of Bond, Paying Agent/Registrar Agreement, Official Statement and various certificates and documents related to the issuance of the Bonds, approval by the Attorney General of the State of Texas, registration by the Comptroller of Public Accounts and delivery to the purchaser, and upon unanimous vote, all documents were approved by the Board. The Board further authorized the President, Vice President and Secretary, as well as the District consultants, to take such action as is necessary to cause the Bonds to be approved and delivered.

4. The Board then recognized Mr. Dane Turner of Best Trash who reviewed with the Board the consumer price index increase for the current year. Mr. Turner also requested

an additional fee increase as a result of increasing cost incurred by the waste hauler. After discussion, upon unanimous vote, the Board approved the requested increase.

5. The Board reviewed the minutes of the meeting of January 17, 2023, and upon unanimous vote, the minutes were accepted and approved.

6. Ms. Diane Bailey presented 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.

7. Ms. Patty Rodriguez presented the tax assessor/collector's report reflecting the year 2022 taxes to be 93.4% 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.

8. The Board then considered the attached Order confirming engagement of a delinquent tax attorney and levying an additional 20% penalty on 2022 taxes which remain delinquent on July 1, 2023 for real property and April 1, 2023 for personal property. After review and discussion, the Board engaged the delinquent tax attorney and adopted the attached Order levying the penalty.

9. The Board then considered the attached Order adopting a general homestead exemption for the 2023 tax year, and upon unanimous vote, the Order was approved by the Board.

10. The Board then considered the attached Order adopting an over 65 or disabled tax exemption for the 2023 tax year, and upon unanimous vote, the Order was approved by the Board.

11. The Board then considered amendment of the District's Rate Order to reflect the required extreme weather event procedures and upon unanimous vote, the Rate Order was amended accordingly.

12. The attorney for the District then discussed with the Board the Federal Trade Commission requirements for adoption of an Identity Theft Prevention Program. The Board confirmed with the District's operator that the program is in place and is not in need of amendment, and upon unanimous vote, the Board adopted the attached Resolution affirming the District's Identity Theft Prevention Program.

13. The attorney for the District then discussed with the Board the requirement pursuant to Texas Local Government Code, Chapter 203, Subchapter D to file a report with the Texas Comptroller's Office including the District's audit, directors' names, contact information for the operator and tax assessor, and authorized and outstanding bonds.

After discussion, upon unanimous vote, the attorney was authorized and instructed to prepare and file the necessary report.

14. 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 116.07% 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. Mr. Browne reported on the status of the smart meter installation. 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.

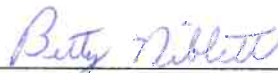
15. Ms. Keli Schroeder presented the engineer's report. The engineer reported that the draft permit has been received. After discussion by the Board, upon unanimous vote, the Board approved the engineer's report.

16. The Board then recognized Ms. Karen Sears who presented the Storm Water Solutions report on maintenance of various facilities in the District and presented a proposal for removing nutria in the detention facilities and a proposal for cleaning the OGT structures. After discussion, upon unanimous vote, the Board accepted both proposals.

17. The Board then entered into executive session to discuss threatened litigation.

18. The Board then reentered open session but took no action.

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


Secretary

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 157
NOTICE OF PUBLIC MEETING

Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **2727 Allen Parkway, Suite 1100, Houston, Texas 77019**.

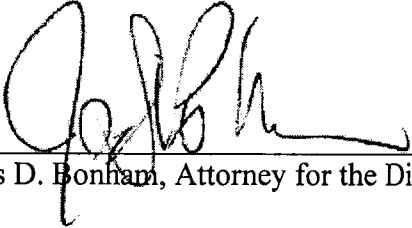
The meeting will be held at **12:00 p.m. on Tuesday, February 21, 2023**.

The subject of the meeting is to receive public comment on, consider and act on the following:

1. Minutes of Board of Directors Meeting(s)
2. Open Bids and Award Sale and Series 2023 Bonds
3. Bond Order for Series 2023 Bonds
4. Official Statement for Series 2023 Bonds
5. Paying Agent/Registrar Agreement for Series 2023 Bonds
6. Approve Certificates, Resolutions, Orders, and all documents necessary to complete approval, registration, and delivery of Series 2023 Bonds and authorize President, Secretary, and Consultants to take all necessary actions necessary to complete approval, registration, and delivery of Series 2023 Bonds
7. Engage Auditor for Limited Scope Examination
8. Bookkeeper's Report; Checks and Invoices; Investment of District Funds; Investment Policy; Wastewater Treatment Plant and General Fund Budgets; Depository Pledge Agreement(s)
9. Tax Assessor/Collector's Report; Invoices and Checks; Delinquent Tax Collections; Investment of District Funds; Tax Rate; Tax Exemptions
10. Order Levying Additional Penalty for Delinquent Taxes
11. Order Adopting Homestead Exemption
12. Order Adopting Over 65/Disabled Homestead Tax Exemption
13. Operator's Report; Operation, Maintenance and Repair of District Facilities; Water Quality Report; Waste Discharge Permit; Customer Appeals; Rate Order; Termination of Service on Delinquent Accounts
14. Amend Rate Order
15. Resolution Affirming Identity Theft Prevention Program
16. Annual Report to Texas Comptroller per Senate Bill 625
17. Engineer's Report; GIS Proposal; Design of Facilities; Advertisement for Bids; Construction Contract(s), Pay Estimate(s) and Change Order(s); Sanitary Sewer Initiative; Utility Commitments; Annexation of Land; Permit Matters; Proposal(s); Detention Pond Maintenance
18. Storm Water Management Report

19. Other Matters: Order Appointing Director; Travel and Reimbursement Policy; Detention Pond Maintenance Report; Insurance; Consultant Contracts; Solid Waste Collection Contract; Contract for Electric Power; Arbitrage Compliance; Engage Auditor; Audit Report; Application to Texas Commission on Environmental Quality; Drought Contingency Plan; Water Conservation Plan; Arbitrage Review; Continuing Disclosure; Issuance of Bonds; Elections; Contract for Law Enforcement Services
20. Pending Business
21. Executive Session as necessary to consider matters authorized under Texas Government Code Ann., §551.071, et seq.




James D. Bonham, Attorney for the District