

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 371

Minutes of Meeting of Board of Directors
January 17, 2023

The meeting of the Board of Directors (“Board”) of Harris County Municipal Utility District No. 371 (“District”) met at Saltgrass Steakhouse, 23952 Northwest Freeway, Houston, Texas 77429 in accordance with the duly posted notice of said meeting, with a quorum of directors present, as follows:

Brad Davidsen, Vice President
Trisha Bonar, Secretary
Marta Galan, Assistant Secretary

and the following absent:

Stephen Jester, President
Chris von Wiesenthal, Assistant Vice President

Also present were Mr. Matthew May and Mr. Dane Turner of Best Trash; Mr. Jorge Diaz, bookkeeper for the District; Ms. Shammarie Leon, tax assessor-collector for the District; Mr. Chris Townsend, operator for the District; Mr. Bob Wempe and Ms. Megan Jordan, P.E., engineers for the District; Deputy Thomas Polson of the Harris County Sheriff’s Office; and Mr. J. Davis Bonham, Jr., attorney for the District.

The Vice President opened the meeting for such business as might come before it.

1. The Board opened the floor for public comment. Hearing none, the Vice President continued with the agenda.

2. The Board reviewed the minutes of the meeting held on December 14, 2022. Upon motion duly made and seconded, and unanimously carried, the Board approved the minutes as presented.

3. Mr. Jorge Diaz presented the bookkeeper’s report. The Board reviewed the report in detail. Upon motion duly made, seconded, and unanimously carried, the Board approved the bookkeeper’s report as presented and authorized payment of invoices as reflected therein.

4. Ms. Shammarie Leon presented the tax assessor collector’s report. The report showed 71.9% collections for 2022 taxes. The Board noted that 2022 taxes are not yet delinquent. The Board then discussed the delinquent account list. Upon motion duly made, seconded and unanimously carried, the Board approved the tax assessor-collector’s report and the checks drawn on the tax fund.

5. The Board discussed the District’s current homestead exemption and the potential cost associated with increasing the exemption. The Board requested that the financial advisor calculate the cost to the District associated with a 10% increase in the exemption.

6. The Board recognized Chris Townsend of Inframark who presented the operator's report. The report showed 94% water accountability. The Board discussed the recent maintenance and repair of the District's fire hydrants. The Board noted that the hydrants are in good working condition and that limited repairs were required due to the annual maintenance program. The Board then discussed the reduction in accountability and directed the operator to replace the twenty residential meters with the largest historical volume registered during each of the next two months for a total of forty meters to be replaced. Upon motion duly made, seconded, and unanimously carried, the Board approved the operator's report as presented and approved termination of service as necessary pursuant to the District's Rate Order.


7. The Board then considered the Resolution Approving Central Bank's Electronic Lockbox Payment Services for District Customers. After brief discussion, upon motion duly made, seconded and unanimously carried, the Board approved the Resolution as presented.

8. Mr. Bob Wempe and Ms. Megan Jordan, P.E then presented the engineering report. The engineers presented the Action Item for Agenda Item No. 8 requesting the release of a final check to Gupta and Associates, Inc. for \$3,500.00. A request for additional funds will be made to Prologis for a tentative not to exceed amount of \$25,000, this is pending an estimate from a vendor for a video survey of Wet Well No. 1. This will reimburse the funds in this account and allow for further investigations into what at the water plant may need to be upsized as well as the capacity of the distribution lines. On January 9th, 2023, the engineers received the final letter from the TCEQ regarding the WWTP re-rate (attached). Without expanding or changing operations of the existing facility, we are approved for an additional 195 connections to be added. Coordination with Inframark to continually update the plant's record drawings is underway, the engineers have confirmed that all record drawings are on file. Upon motion duly made, seconded, and unanimously carried, the Board approved the engineer's reports and the action item as presented.

9. The Board recognized Matthew May and Dane Turner of Best Trash who presented the annual CPI increase. The Board noted that the monthly cost to the District per home will increase to \$18.18 as a result of the CPI adjustment. Mr. May then addressed the Board regarding an additional price increase request pursuant to the contract. Mr. May informed the Board that the cost to provide service has increased dramatically and requested an additional increase above the CPI to \$19.09. The Board noted the quality service that has been provided to the District by Best Trash. Upon motion duly made, seconded, and unanimously carried the Board approved the rate increase as requested.

10. The Board then recognized Deputy Polson who addressed the Board regarding law enforcement matters.

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



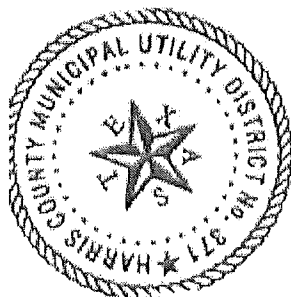
Secretary


**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 371
NOTICE OF PUBLIC MEETING**

Notice is hereby given to all interested parties that the Board of Directors of the captioned District will hold a public meeting at **Saltgrass Steakhouse, 23952 Northwest Freeway, Houston, Texas 77429.**

The meeting will be held at **6:30 p.m. on Tuesday, January 17, 2023.**

1. Public comments
2. Approve minutes of Board meeting held on December 14, 2022
3. Bookkeeper's report; review invoices and authorize payment of bills; review investment report and approve investment of District funds; Deposit of District Funds
4. Tax assessor-collector's report; status of tax collections; review invoices and authorize payment; status of delinquent taxes; authorize litigation as necessary; consider any taxpayer appeals; approve installment payment agreements, as necessary; Depository Pledge Agreement
5. Order Adopting Residence Homestead Exemption; Order Adopting Residence Homestead Exemption for Persons 65 or Older or Disabled
6. Operator's report; review active connections and water accountability; status of operation, maintenance and repair of District facilities; consider customer appeals and accounting issues; approve termination of service on delinquent accounts; Hazardous Operations Review; West Harris County Regional Water Authority
7. Resolution Approving Central Bank's Electronic Lockbox Payment Services for District Customers
8. Engineer's report; authorize preparation of plans as appropriate; authorize advertising for bids; award contracts; approve change orders
9. Annual CPI Adjustment for Trash Service; Request for Rate Increase
10. Security report
11. Pending business, including:
 - a. Recycling Proposal





J. Davis Bonham, Jr.
Attorney for the District

ANNUAL NOTICE IN COMPLIANCE WITH TEXAS WATER CODE SECTION 49.063(c)
After at least 50 qualified electors are residing in a district, on written request of at least five of those electors, the board shall designate a meeting place and hold meetings within the district. If no suitable meeting place exists inside the district, the board may designate a meeting place outside the district that is located not further than 10 miles from the boundary of the district. On the failure of the board to designate the location of the meeting place within the district or not further than 10 miles from the boundary of the district, five electors may petition the Texas Commission on Environmental Quality ("Commission") to designate a location. If it determines that the meeting place used by the district deprives the residents of a reasonable opportunity to attend district meetings, the Commission shall designate a meeting place inside or outside the district which is reasonably available to the public and require that the meetings be held at such place. The Commission shall make such a determination not later than the 60th day after receiving the petition. After holding a meeting at a place designated by the district's board or by the Commission after a request is made to either the board or the Commission by five electors, the district's board may hold a hearing on the designation of a different meeting place, including a meeting place outside of the district. The board may hold meetings at the designated meeting place if, at the hearing, the board determines that the new meeting place is beneficial to the district and will not deprive the residents of the district of a reasonable opportunity to attend meetings.