

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 439

May 12, 2022

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 439 (the "District") met in regular session, open to the public, on the 12th day of May, 2022, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas, outside the boundaries of the District, with access by telephone available to the public, and the roll was called of the members of the Board:

Adam Kramer	President
Jonathan Reichel	Vice President
Nancy Zimmerman	Secretary
Bonny Beasley	Asst. Vice Pres./ Asst. Secretary
Steven M. Burgess	Asst. Vice Pres./ Asst. Secretary

and all of the above were present, thus constituting a quorum.

Also attending in person or by telephone were Amanda Edmondson of Pape-Dawson Engineers, Inc. ("Pape-Dawson"); Junious Williams of Ashton Woods/Starlight Homes; Tony Garza of Rausch Coleman Homes; Judy Osborn of McLennan & Associates, L.P.; Odett Newman of Bob Leared Interests, Inc. ("BLI"); and Hannah Brook and Ashley Ramos of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

Director Kramer offered any members of the public attending the meeting by telephone the opportunity to make public comment. There being no members of the public requesting to make public comment, Director Kramer moved to the next agenda item.

MINUTES

The Board considered approving the minutes of the April 14, 2022, regular meeting. Following review and discussion, Director Burgess moved to approve the minutes of the April 14, 2022, regular meeting, as presented. Director Beasley seconded the motion, which passed unanimously.

2022 DIRECTORS ELECTION

The Board considered approving a Certificate of Election confirming the re-election of Adam Kramer, Nancy Zimmerman, and Steve Burgess until May 2, 2026, as

a result of a canceled directors election and authorizing distribution to the newly re-elected Board members. The Board next considered approving the Sworn Statements and Oaths of Office executed by Adam Kramer, Nancy Zimmerman, and Steve Burgess in conjunction with their re-election to the Board of Directors.

The Board considered reorganizing the Board. The Board next considered authorizing the preparation and filing of an updated District Registration Form, revised to reflect the new terms of the directors.

Following discussion, Director Reichek moved to (1) approve the Certificate of Election and to authorize distribution to the newly re-elected Board members; (2) approve the Sworn Statements and Oaths of Office, to be filed with the Secretary of State; (3) retain the current director positions; and (4) authorize the preparation and filing of an updated District Registration Form with the Texas Commission on Environmental Quality. Director Zimmerman seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Osborn presented and reviewed the bookkeeper's report, including a list of checks presented for approval, and the District's budget comparison. After review and discussion, Director Burgess moved to approve the bookkeeper's report and payment of the bills. Director Reichek seconded the motion, which passed unanimously. A copy of the bookkeeper's report is attached.

TRAVEL REIMBURSEMENT GUIDELINES

The Board took no action regarding this agenda item as no directors will be attending the Association of Water Board Directors summer conference.

TAX ASSESSOR/COLLECTOR'S REPORT

Ms. Newman presented and reviewed the tax assessor/collector's report for the month of April, including the checks presented for payment. She reported that the District's 2021 taxes are 97.5% collected through April 30, 2022. A copy of the tax assessor/collector's report is attached. After review and discussion, Director Zimmerman moved to approve the tax reports and payment of the bills from the tax account. Director Reichek seconded the motion, which passed unanimously.

ENGINEER'S REPORT

Ms. Edmondson reported on engineering matters.

ACCEPT DEEDS AND EASEMENTS

No deeds or easements were submitted for Board approval.

DEVELOPMENT IN THE DISTRICT

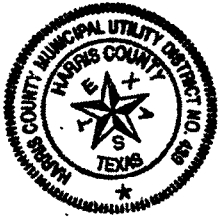
Mr. Garza reported on the status of development by Rausch Coleman Homes.

Mr. Williams reported on the status of development in the District on the west side of North Wayside Drive.

ATTORNEY'S REPORT

There was no additional attorney report.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.



Nancy Zimmerman
Secretary, Board of Directors

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