

MINUTES  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 439

August 11, 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 14<sup>th</sup> day of July, 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 Reichek	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, except Director Kramer, thus constituting a quorum.

Also attending in person or by telephone were Seth Page of Ashton Woods Homes; Bryan Sheppard of Pape-Dawson Engineers, Inc. ("Pape-Dawson"); Eve Blakemore of IDS Engineering Group ("IDS"); Derek Davenport of McLennan & Associates, L.P.; Odett Newman of Bob Leared Interests, Inc.; and Nellie Connally and Ashley Ramos of Allen Boone Humphries Robinson LLP.

PUBLIC COMMENTS

Director Reichek 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 Reichek moved to the next agenda item.

MINUTES

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

AUDIT FOR FISCAL YEAR END APRIL 30, 2022

This item was deferred to the next meeting.

## FINANCIAL AND BOOKKEEPING MATTERS

Mr. Davenport 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 Zimmerman moved to approve the bookkeeper's report and payment of the bills. Director Burgess seconded the motion, which passed unanimously. A copy of the bookkeeper's report is attached.

## TAX ASSESSOR/COLLECTOR'S REPORT

Ms. Newman presented and reviewed the tax assessor/collector's report for the month of July, including the checks presented for payment. She reported that the District's 2021 taxes are 98.9% collected through July 31, 2022. A copy of the tax assessor/collector's report is attached. After review and discussion, Director Burgess moved to approve the tax reports and payment of the bills from the tax account. Director Zimmerman seconded the motion, which passed unanimously.

## DISCUSS 2022 TAX RATE

Discussion of this item was deferred to the next meeting.

## REPORT FROM STORM WATER SOLUTIONS

There was no discussion regarding this agenda item.

## ENGINEER'S REPORT

Ms. Blakemore reviewed an engineering report from IDS Engineering Group, a copy of which is attached.

Ms. Blakemore reported on the construction of the Wayside Village East Phase I detention facilities, stating the project is substantially complete. She reviewed and recommended approval of Pay Estimate No. 16 in the amount of \$14,311.75, submitted by Paskey Incorporated ("Paskey"), as recommended by Pape-Dawson.

Ms. Blakemore reported on the construction of the Wayside Village West Phase I detention facilities and the Wayside Village Phase I Harris County Flood Control District Improvements. She reviewed and recommended approval of Pay Estimate No. 19 in the amount of \$209,531.96, submitted by Paskey, as recommended by Pape-Dawson.

Ms. Blakemore updated the Board regarding the construction of water, sewer, and drainage facilities to serve Wayside Village, Section 4. She reviewed and

recommended approval of Pay Estimate No. 3 in the amount of \$75,462.70, submitted by Principal Services, Ltd., as recommended by Pape-Dawson.

Following review and discussion, and based upon recommendation by the engineer, Director Zimmerman moved to (1) approve the engineer's report prepared by IDS; (2) approve Pay Estimate No. 16 in the amount of \$14,311.75 for the construction of the Wayside Village East Phase I detention facilities, as recommended by Pape-Dawson; (3) approve Pay Estimate No. 19 in the amount of \$209,531.96 for the construction of the Wayside Village West Phase I detention facilities and the Wayside Village Phase I Harris County Flood Control District Improvements, as recommended by Pape-Dawson; and (4) approve Pay Estimate No. 3 in the amount of \$75,462.70 for the construction of water, sewer, and drainage facilities to serve Wayside Village, Section 4, as recommended by Pape-Dawson. Director Burgess seconded the motion, which passed unanimously.

#### ACCEPT DEEDS AND EASEMENTS

No deeds or easements were submitted for Board approval.

#### DEVELOPMENT IN THE DISTRICT

Mr. Page reported on development in the District.

#### ATTORNEY'S REPORT

There was no additional attorney report.

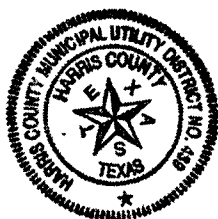
#### MEETING PLANNING MATTERS

The Board concurred to meet next on Tuesday, September 8, 2022, at 12:00 p.m., the regular meeting date and time.

#### CONVENE IN EXECUTIVE SESSION FOR CONSULTATION WITH ATTORNEY PURSUANT TO SECTION 551.071, TEXAS GOVERNMENT CODE

The Board did not convene in Executive Session.

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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