

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 439

September 8, 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 8th day of September, 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 Craig Rathmann of Rathmann & Associates, L.P.; Seth Page of Ashton Woods Homes; Kevin Cole of Cove Matrix Development, Ltd. ("Cove Matrix"); Julia McCain of McCall Gibson Swedlund Barfoot, PLLC; 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 Hannah Brook and Ashley Ramos of Allen Boone Humphries Robinson LLP.

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 August 11, 2022, regular meeting. Following review and discussion, Director Burgess moved to approve the minutes of the August 11, 2022, regular meeting, as presented. Director Zimmerman seconded the motion, which passed unanimously.

AUDIT FOR FISCAL YEAR END APRIL 30, 2022

Ms. McCain presented and reviewed the draft audit for fiscal year end April 30, 2022. Following review and discussion, Director Burgess moved to approve the audit for fiscal year end April 30, 2022, subject to final review. Director Beasley seconded the motion, which passed unanimously.

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

DISCUSS 2022 TAX RATE

The Board considered the District's 2022 tax rate. Mr. Rathmann distributed and reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a 2022 water, sewer, and drainage debt service tax rate of \$0.35 per \$100 of assessed valuation, based on the District's initial 2022 certified value of \$38,086,047. A copy of the debt service tax rate analysis is attached. The Board then discussed the District's operation and maintenance tax rate. Ms. Brook discussed the two-step process for setting the District's tax rate.

Following review and discussion, Director Reichek moved to: (1) set the public hearing date for October 13, 2022; and (2) authorize the tax assessor/collector to publish notice of the District's meeting on October 13, 2022, to set the proposed 2022 total tax rate of \$0.80 per \$100 of assessed valuation, with \$0.35 allocated for debt service on water, sewer, and drainage bonds and \$0.45 allocated for operations and maintenance. Director Burgess seconded the motion, which passed unanimously.

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 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. 20 in the amount of \$136,010.91, submitted by Paskey, as recommended by Pape-Dawson.

Following review and discussion, and based upon recommendation by the engineer, Director Beasley moved to (1) approve the engineer's report prepared by IDS; and (2) approve Pay Estimate No. 20 in the amount of \$136,010.91 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. Director Zimmerman 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.

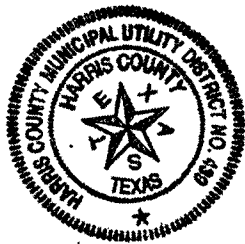
ATTORNEY'S REPORT

There was no additional attorney report.

MEETING PLANNING MATTERS

The Board concurred to meet next on Tuesday, October 13, 2022, at 12:00 p.m., the regular meeting date and time.

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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