

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 321

May 16, 2023

The Board of Directors (the “Board”) of Harris County Municipal Utility District No. 321 (the “District”) met in regular session, open to the public, on the 16th day of May, 2023, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Kimberly Butler	President
Jeff Stein	Vice President
John Vassar	Assistant Vice President
Brad Beauchamp	Secretary
Matthew May	Assistant Secretary

and all of the above were present, except Directors May and Vassar, thus constituting a quorum.

Also present at the meeting were: Robert Utter of Pinto Realty Development, Inc. (“PRDI”); Mike Scott of Champions Hydro-Lawn (“Champions”); Drew Tiffany of BGE, Inc. (“BGE”); Marissa Iguess of Myrtle Cruz, Inc.; Howard Wilhite of H2O Innovation; Kristen Scott of Bob Leared Interests (“BLE”); and Robert A. Seale and Alyssa Ollwerther of Allen Boone Humphries Robinson LLP (“ABHR”).

PUBLIC COMMENTS

There were no public comments.

APPROVE MINUTES

The Board considered approving the minutes of the April 18, 2023, regular meeting and April 21, 2023, special meeting. After review and discussion, Director Beauchamp moved to approve both sets of minutes as presented. Director Stein seconded the motion, which passed by unanimous vote.

TRAVEL REIMBURSEMENT GUIDELINES AND ASSOCIATION OF WATER BOARD DIRECTORS (“AWBD”) SUMMER CONFERENCE

As there were no directors attending the AWBD summer conference, the Board took no action and moved on to the next agenda item.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Iguess reviewed the bookkeeper's report, including the investment report and list of checks presented for payment, a copy of which is attached. She reviewed one additional check: check no. 1343, for Payment Estimate No. 6 in the amount of \$143,117.10, payable to PLD Construction, LLC ("PLD"), noting that this amount has been reimbursed by PRDI. Following review and discussion, Director Beauchamp moved to approve the bookkeeper's report and payment of the bills, including the additional check to PLD. Director Stein seconded the motion, which passed by unanimous vote.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Scott reviewed the tax assessor/collector's report, a copy of which is attached. She stated that the District's 2022 taxes were 98.7% collected as of April 30, 2023. After review and discussion, Director Beauchamp moved to approve the tax assessor/collector's report and the checks presented for payment. Director Stein seconded the motion, which passed by unanimous vote.

OPERATOR'S REPORT

Mr. Wilhite reviewed the operator's report for April, a copy of which is attached, and discussed operational matters in the District. He stated water accountability for the previous month was 95.24%. After review and discussion, Director Beauchamp approve the operator's report. Director Stein seconded the motion, which passed by unanimous vote.

HEARING ON TERMINATION OF SERVICE

There were no accounts to consider for termination of utility service.

CONSUMER CONFIDENCE REPORT

Mr. Wilhite reviewed the Consumer Confidence Report ("CCR"), a copy of which is attached, regarding the quality of the District's water and stated that it will be filed with the TCEQ and distributed to District customers by July 1, 2023. After review and discussion, Director Beauchamp made a motion to approve the CCR and authorize it to be distributed to the District's customers as discussed. Director Stein seconded the motion, which carried unanimously.

THE CITY OF HOUSTON INDUSTRIAL USER PERMITTING MATTERS

There was no update on this agenda item this month.

MAINTENANCE OF DETENTION PONDS AND DISTRICT FACILITY SITES,
INCLUDING PROPOSALS FOR ADDITIONAL WORK

Mr. Scott reviewed the report on the maintenance of detention ponds and District facility sites, a copy of which is attached.

DEVELOPMENT MATTERS

Mr. Utter reported on development matters in the District.

ENGINEER'S REPORT

Mr. Tiffany reviewed the engineer's report, a copy of which is attached.

Mr. Tiffany updated the Board on the construction of the Traffic Signal at Greens Crossing Boulevard and Fallbrook Drive. He reviewed and recommended approval of Pay Estimate No. 6 and Final, in the amount of \$25,610.33, payable to City Lynx, Inc. ("City Lynx"). Mr. Tiffany recommended final acceptance of the project.

Mr. Tiffany updated the Board on the construction of the drainage and paving for Fallbrook Drive Street Dedication, Section 2.

Mr. Tiffany updated the Board on the construction of Greens Crossing Detention Basin Expansion. He reviewed and recommended approval of Pay Estimate No. 6, in the amount of \$143,117.19, payable to PLD.

Mr. Tiffany updated the Board on the construction of water well no. 3.

Mr. Tiffany updated the Board on the construction of water well no. 3 water line extension.

Mr. Tiffany updated the Board on the status of 2023 Capital Improvement Plan facility improvements and coordination with H2O on same. Mr. Tiffany noted that BGE will defer any action on expanding the driveway to water plant no. 2.

Mr. Tiffany updated the Board on bond application no. 11, noting that BGE and H2O are coordinating on scheduling the pre-purchase inspection with the Texas Commission on Environmental Quality.

After review and discussion, Director Beauchamp moved to (1) approve the engineer's report; (2) approve Pay Estimate No. 6 and Final, in the amount of \$25,610.33, payable to City Lynx, for the construction of the Traffic Signal at Greens Crossing Boulevard and Fallbrook Drive; and based on the recommendation of the engineer, accept the project; and (3) approve Pay Estimate No. 6, in the amount of \$143,117.19, payable to PLD, for the construction of Greens Crossing Detention Basin Expansion. Director Stein seconded the motion, which carried unanimously.

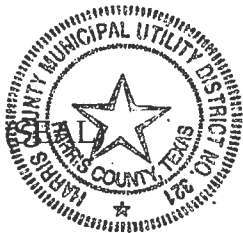
CAPITAL BUDGETS, LETTER FINANCING AGREEMENTS, SITE DEVELOPMENT AGREEMENTS, AND INFRASTRUCTURE WORK LETTER AGREEMENTS

The Board did not take any action on this agenda item.

MEETING SCHEDULE AND ITEMS FOR INCLUSION ON THE NEXT AGENDA

The Board concurred to hold its next regular meeting on June 20, 2023, at 11:00 a.m., at the offices of ABHR.

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



A handwritten signature in blue ink, appearing to be the initials "M".

Secretary, Board of Directors

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