

## WEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 4

Minutes of Meeting of Board of Directors  
May 22, 2023

The Board of Directors (“Board”) of West Harris County Municipal Utility District No. 4 (“District”) met on May 22, 2023 at 303 Bridge Crest Blvd., Houston, Harris County, Texas, in accordance with the duly posted notice of said meeting, with a quorum of Directors present as follows:

Mary Gomez, President  
Hanna Affram, Vice President  
Anthony Rodriguez, Secretary  
Michael Cummings, Treasurer  
Jack Patel, Assistant Secretary

and the following absent:

None.

Also present were Mr. Sean Humble, engineer for the District; Ms. Raquel Garcia, the District’s operator; Ms. Michelle Guerrero, the District’s tax assessor-collector; Mr. Bob Ideus, the District’s bookkeeper; Mr. Dane Turner, with Best Trash; and Ms. Jennifer B. Seipel, attorney for District.

The President called the meeting to order and declared it open for such business as might regularly come before it.

1. The Board opened the floor for public comment. None was received.
2. The Board reviewed the minutes of the meeting held on April 24, 2023. Upon motion duly made, seconded and unanimously carried, the Board approved the minutes as presented.
3. Ms. Guerrero presented the tax assessor-collector’s report, copy attached, which showed 95.6% collections for 2022 taxes as of the date of the report. Upon motion duly made, seconded and unanimously carried, the Board approved the tax assessor-collector’s report and the checks listed thereon as presented.

4. Mr. Ideus presented the bookkeeper's report, copy attached. He noted that the District is seven months into its fiscal year, and everything appears to be in good order. Upon motion made, seconded, and duly carried, the Board approved the bookkeeper's report as presented.

5. Ms. Garcia presented the operator's report, copy attached. She noted 568 connections in the District with 92.3% water accountability for the previous month. The operator stated that the water accountability rate remains steady. The District's wastewater treatment plant operated at 28% of its capacity. The operator's report noted that the fire hydrant repairs previously authorized by the Board are in progress. The operator noted that three new users joined the District's eye-on-water program during the prior month, and the flyer related to the program will be included in three consecutive monthly bills. The operator also presented the District's 2022 consumer confidence report for the Board's review and approval. The operator then reviewed a list of delinquent accounts to the Board for termination of utility service. After discussion, upon motion duly made, seconded and unanimously carried, the Board approved the operator's report and action items thereon as presented.


6. The Board reviewed the Consumer Confidence Report prepared by the operator and included in her report. Upon motion duly made, seconded and unanimously carried, the Board approved the Consumer Confidence Report and authorized its distribution in accordance with the law.

7. Mr. Turner then presented the annual CPI adjustment letter on behalf of the District's waste disposal provider, Best Trash. The letter stated that the relevant CPI data supports a rate increase of 6.1%, with the rate increasing from \$21.61 to \$23.06. The Board approved the rate increase, as authorized according to the District's existing contract with Best Trash.

8. Mr. Humble presented the engineer's report, copy attached. Mr. Humble noted that the annexation of 16570 Alief Clodine Road has been canceled, as the landowner no longer desires to be in the District. The engineer then reported that he recently had a phone conference with the engineers for Chelford City MUD with regard to the District's purchase of capacity in their plant as a long-term solution for providing District customers with sanitary sewer service. Mr. Humble stated that the meeting went well, and he continues to believe that

the purchase price offered by Chelford City MUD for the capacity being sought is appropriate. The engineer stated that the engineers for Chelford City MUD suggested that the parties sign a non-binding letter locking in that purchase price if and until the District is ready to proceed with the purchase. The Board discussed its options to cover the cost of such purchase, and the attorney recommended that the Board seek advice from its financial advisor, Corey Howell, when he attends the District's meeting this fall to provide a tax rate recommendation. Mr. Humble stated that, in the meantime, he will prepare cost estimates related to all work needed to be done to route the District's wastewater to the Chelford City MUD plant. Alternatively, the engineer will examine the costs associated with refurbishing or reconstructing the District's existing wastewater treatment plant. Lastly, the engineer reported that his office submitted the documentation necessary to renew the District's wastewater treatment plant permit in advance of the April 27, 2023 deadline. Following that discussion, upon motion made and seconded, the Board unanimously approved the engineer's report as presented.

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

  
Secretary