

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 157**

Minutes of Meeting of Board of Directors

June 20, 2023

The Board of Directors (“Board”) of Harris County Municipal Utility District No. 157 (“District”) met at 2727 Allen Parkway, Suite 1100, Houston, Harris County, Texas, on June 20, 2023 in accordance with the duly posted notice of the meeting, with a quorum of directors present as follows:

Leonard Spearman, President  
Perla I. Flores, Vice President  
Betty Niblett, Secretary  
Jason Valenzuela, Director  
Vacant

and the following absent:

None.

Also present were Ms. Diane Bailey of McLennan & Associates, LP; Mr. Calvin Browne and Mr. Lee Crenshaw of Municipal District Services; Ms. Patty Rodriguez of Bob Leared Interests; Ms. Keli Schroeder of Brown & Gay Engineers, Inc.; and Mr. James D. Bonham, attorney for the District.

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

1. The Board reviewed the minutes of the meeting of May 16, 2023, and upon unanimous vote, the minutes were accepted and approved.

2. Ms. Diane Bailey presented the bookkeeper’s report reflecting activity in all accounts including the sewage treatment plant account. The Board considered invoices presented by the bookkeeper and a schedule of District investments. The Board also reviewed the comparison of actual versus budgeted revenues and expenditures for the general fund and sewage treatment plant account for the fiscal year ending December 31, 2023. After review and discussion, upon unanimous vote, the Board approved the bookkeeper’s report and the checks listed thereon.

3. Ms. Patty Rodriguez presented the tax assessor/collector’s report reflecting the year 2022 taxes to be 97.8% collected. The Board reviewed activity in the tax account and a schedule of delinquent taxes. Ms. Rodriguez reviewed with the Board the preliminary 2023 tax value provided by the Harris County Appraisal District. Upon motion duly made, seconded, and unanimously carried, the Board approved the tax assessor/collector’s report and the checks drawn on the tax account.

4. Mr. Calvin Browne presented the operator’s report reflecting the total connections in the District to be 4,152. The Board reviewed the regulatory information and the

water production and consumption data reflecting 94.21% of the water pumped during the previous month had been accounted for. The operator reported on the operation of the water plants and the sewage treatment plant and reviewed with the Board the required repairs and maintenance to the District's facilities. The Board also reviewed the billing and collections data which appear in the report. After discussion, upon unanimous vote, the Board approved the operator's report including all action items and authorized termination of service to all customers with delinquent accounts in accordance with the District's Rate Order. The Board also authorized a schedule of delinquent accounts to be written off as uncollectable.

5. Ms. Keli Schroeder presented the engineer's report. The engineer reported on the status of the waste discharge permit renewal and the design of the wastewater treatment plant improvements. Ms. Schroeder reported on a potential development on the south side of Dunner Creek which would require extension of utilities by Harris County MUD No. 239. After discussion by the Board, upon unanimous vote, the Board approved the engineer's report.

6. Ms. Karen Sears of Storm Water Solutions then presented a report on the maintenance of all properties cared for by Storm Water Solutions. After discussion, the Board approved the Storm Water Solutions report.

7. The attorney for the District then advised that the attorney for Ms. Jennifer Austin had contacted him regarding the status of the dispute between the parties. The Board discussed filing charges in district court against the Austin's and agreed to defer a decision to the next Board meeting.

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

  
Secretary

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**NOTICE OF PUBLIC MEETING**

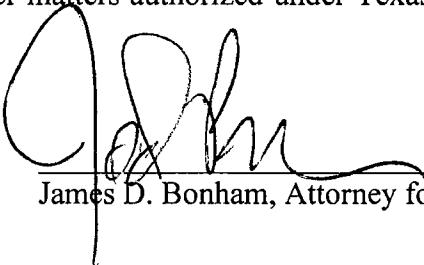
Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **2727 Allen Parkway, Suite 1100, Houston, Texas 77019**.

The meeting will be held at **12:00 p.m. on Tuesday, June 20, 2023**.

The subject of the meeting is to receive public comment on, consider and act on the following:

1. Minutes of Board of Directors Meeting(s)
2. Bookkeeper's Report; Checks and Invoices; Investment of District Funds; Investment Policy; Wastewater Treatment Plant and General Fund Budgets; Depository Pledge Agreement(s)
3. Tax Assessor/Collector's Report; Invoices and Checks; Delinquent Tax Collections; Investment of District Funds; Tax Rate; Tax Exemptions
4. Operator's Report; Operation, Maintenance and Repair of District Facilities; Water Quality Report; Waste Discharge Permit; Customer Appeals; Rate Order; Termination of Service on Delinquent Accounts
5. Engineer's Report; GIS Proposal; Design of Facilities; Advertisement for Bids; Construction Contract(s), Pay Estimate(s) and Change Order(s); Sanitary Sewer Initiative; Utility Commitments; Annexation of Land; Permit Matters; Proposal(s); Detention Pond Maintenance
6. Storm Water Management Report
7. Law Enforcement Contract
8. Other Matters: Order Appointing Director; Travel and Reimbursement Policy; Insurance; Consultant Contracts; Solid Waste Collection Contract; Contract for Electric Power; Arbitrage Compliance; Engage Auditor; Audit Report; Application to Texas Commission on Environmental Quality; Drought Contingency Plan; Water Conservation Plan; Continuing Disclosure; Issuance of Bonds; Elections; Contract for Law Enforcement Services
9. Pending Business
10. Executive Session as necessary to consider matters authorized under Texas Government Code Ann., §551.071, et seq.



  
James D. Bonham, Attorney for the District