

WEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 4

Minutes of Meeting of Board of Directors
August 28, 2023

The Board of Directors (“Board”) of West Harris County Municipal Utility District No. 4 (“District”) met on August 28, 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

and the following absent:

Jack Patel, Assistant Secretary

Also present were Ms. Raquel Garcia, the District’s operator; Ms. Michelle Guerrero, the District’s tax assessor-collector; Mr. Bob Ideus, the District’s bookkeeper; 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 July 31, 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 97.7% 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 ten 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. Having not received the 2023 taxable values from the Harris County Appraisal District, the Board tabled consideration of the Resolution (1) Finding District to be Low Tax Rate, Developed, Developing, or Developed District in a Declared Disaster Area, (2) Calling Public Hearing on 2023 Tax Rate and (3) Authorizing Tax Assessor-Collector to Prepare and Publish Notice of the Public Hearing.

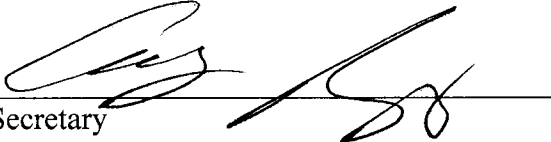
6. The Board reviewed a draft budget for the fiscal year ending on September 30, 2024. Mr. Ideus encouraged the Board to provide any changes or suggestions to him, and he would be happy to revise this proposed budget. Subject to that discussion, the attorney stated that she would place a resolution adopting a budget for the District's next fiscal year on the September agenda.

7. Ms. Garcia presented the operator's report, copy attached. She noted 568 connections in the District with 90.5% water accountability for the previous month. The operator stated that the water accountability rate remains steady despite the District experiencing two significant water line leaks during the prior month. Ms. Garcia stated that one of the leaks was near an elementary school, but the leak was repaired without the school experiencing any disruption in service. The Board thanked Ms. Garcia and her team for handling that matter with proficiency. The District's wastewater treatment plant operated at 34% of its capacity. The operator's report noted that the fire hydrant repairs previously authorized by the Board are complete. The operator noted that no new users joined the District's eye-on-water program during the prior month. Ms. Garcia then presented various options for shirts to be worn by the Board at conferences and during the performance of District duties. The Board authorized Ms. Garcia to proceed with obtaining samples and, subject to circulation and approval of the District's logo, ordering shirts adorning same. 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.

8. Ms. Seipel presented the engineer's report on behalf of the engineer, copy attached. She reported that the engineer has prepared a preliminary summary of the costs

associated with refurbishing or reconstructing the District's existing wastewater treatment plant, as well as the costs for purchasing capacity in the Chelford City MUD plant. Ms. Seipel stated that the engineer and financial advisor will be present at the September meeting to discuss those findings in greater detail with the Board. 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