

MINUTES  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 439

October 12, 2023

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 12<sup>th</sup> day of October, 2023, 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 Reichek	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, except Director Kramer, thus constituting a quorum.

Also attending in person were 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 Jane Miller of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

Director Reichek 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 Reichek moved to the next agenda item.

MINUTES

The Board considered approving the minutes of the September 14, 2023, regular meeting. Following review and discussion, Director Burgess moved to approve the minutes of the September 14, 2023, regular meeting, as presented. Director Zimmerman seconded the motion, which passed unanimously.

APPROVE ANNUAL REPORT IN ACCORDANCE WITH CONTINUING DISCLOSURE OF INFORMATION AGREEMENT

Ms. Brook reviewed an Annual Report containing updated financial and operating data to be filed in accordance with the continuing disclosure provisions contained in the bond resolutions. She stated that the District is required to file certain

financial and operating data with the Municipal Securities Rulemaking Board through the Electronic Municipal Market Access (“EMMA”) system in compliance with SEC Rule 15c12-12. Following review and discussion, Director Zimmerman moved to approve the Annual Report, authorize the attorney to submit the District’s updated financial and operating data to EMMA in compliance with the continuing disclosure provisions contained in the bond resolutions and direct that the Report be filed appropriately and retained in the District’s official records. Director Burgess seconded the motion, which passed unanimously.

ANNUAL REVIEW OF PROCEDURES FOR CONTINUING DISCLOSURE COMPLIANCE

The Board reviewed the District’s procedures for continuing disclosure compliance. Ms. Brook stated that no changes are required at this time.

FINANCIAL AND BOOKKEEPING MATTERS AND AMEND BUDGET FOR FISCAL YEAR ENDING APRIL 30, 2024

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 Beasley moved to approve the bookkeeper’s report and payment of the bills. Director Burgess seconded the motion, which passed unanimously. A copy of the bookkeeper’s report is attached.

The Board tabled discussion regarding amendment of the budget for the fiscal year ending April 30, 2024.

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. A copy of the tax assessor/collector’s report is attached. After review and discussion, Director Beasley moved to approve the tax report and payment of the bills from the tax account. Director Zimmerman seconded the motion, which passed unanimously.

2023 TAX RATE

Ms. Newman stated that notice was published of the public hearing to be held at today’s meeting regarding adoption of the District’s proposed 2023 total tax rate of \$0.80.

Director Reichek opened the public hearing. There being no comments from the public, Director Reichek closed the public hearing.

Ms. Brook presented an Order Levying Taxes reflecting the proposed 2023 tax rate. She then presented an Amendment to Information Form reflecting the tax rate and stated that the Amendment will be filed with the Texas Commission on Environmental Quality and recorded in the Official Public Records of Harris County.

After review and discussion, Director Burgess moved to: (1) adopt the Order Levying Taxes reflecting a total 2023 tax rate of \$0.80 per \$100 of assessed valuation, comprised of \$0.25 to pay debt service on water, sewer, and drainage bonds, and \$0.55 for operations and maintenance; (2) authorize execution of the Amendment to Information Form; and (3) direct that the Order and Amendment be filed appropriately and retained in the District's official records. Director Zimmerman seconded the motion, which passed by unanimous vote.

RESOLUTION NOMINATING CANDIDATE FOR BOARD OF DIRECTOR ELECTION FOR HARRIS COUNTY APPRAISAL DISTRICT

There was no discussion for this agenda item.

RESOLUTION REQUESTING APPRAISAL OF PROPERTY AND CERTIFICATE OF ESTIMATED APPRAISED VALUE

The Board next considered approving a Resolution Requesting Appraisal of Property and Certificate of Estimated Appraised Value from the Harris Central Appraisal District as of October 1, 2023. Following review and discussion, Director Zimmerman moved to approve the resolution. The motion was seconded by Director Burgess and passed unanimously.

DETENTION POND MAINTENANCE

The Board received a maintenance report, a copy of which is attached, but did not take any action.

ENGINEER'S REPORT

Ms. Blakemore reviewed an engineering report from IDS, a copy of which is attached.

The Board tabled discussion regarding a Resolution Authorizing Application to the Texas Commission on Environmental Quality for Approval of Projects and Bonds.

Following review and discussion, and based upon recommendation by the engineer, Director Burgess moved to approve the engineer's report prepared by IDS. Director Zimmerman seconded the motion, which passed unanimously.

ACCEPT DEEDS AND EASEMENTS

There was no discussion for this agenda item.

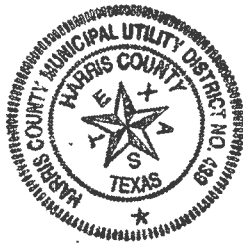
DEVELOPMENT IN THE DISTRICT

There was no discussion for this agenda item.

ATTORNEY'S REPORT

There was no attorney report.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.



*Nancy Gimmelman*  
Secretary, Board of Directors

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