

BAUER LANDING WATER CONTROL AND IMPROVEMENT DISTRICT

Minutes of Meeting February 1, 2023

The Board of Directors (the "Board") of Bauer Landing Water Control and Improvement District (the "District") met in regular session, open to the public, at 12:00 p.m. at the regular meeting place located outside the boundaries of the District, whereupon the roll was called of the members of the Board, to-wit:

Donn A. Land	President
Don Riggs	Vice President
Kameron Pugh	Secretary
Juan Olivo	Treasurer
Keith Arrant	Assistant Secretary

All members of the Board were present, thus constituting a quorum. Also attending were: Megan Jordan of Pape-Dawson Engineers, Inc. ("PDE"); Carolyn Walker of McLennan & Associates ("Bookkeeper"); John McLaughlin of Bob Leared Interests ("Tax Assessor/Collector"); Kim Cosco of Champions Hydro-Lawn, Inc. ("Champions"); and Caleb D. Villarreal, attorney, and Mirna Croon, paralegal, of Johnson Petrov LLP ("JP").

The meeting was called to order at 12:07 p.m. and evidence was presented that public notice of the meeting had been given in compliance with Texas law.

PUBLIC COMMENT. There was no public comment.

APPROVE MINUTES OF NOVEMBER 9, 2022 BOARD MEETING. Upon motion by Director Pugh, seconded by Director Olivo, after full discussion and with all Directors present voting aye, the Board approved the minutes of the November 9, 2022 Board meeting.

BOOKKEEPER'S REPORT. The President recognized Mrs. Walker who presented to and reviewed with the Board the Bookkeeper's Report, a copy of which is attached hereto as Exhibit "A".

Upon motion by Director Riggs, seconded by Director Olivo, after full discussion and with all Directors present voting aye, the Board approved the Bookkeeper's Report along with the checks presented therein.

TAX ASSESSOR/COLLECTOR'S REPORT. Mr. McLaughlin reviewed the Tax Report for the period ending January 31, 2023, a copy of which is attached hereto as Exhibit "B". He noted that the District is 94.490% collected for the 2022 tax year.

Upon motion by Director Riggs, seconded by Director Arrant, after full discussion and all Directors present voting aye, the Board approved the Tax Assessor/Collector's Reports along with checks presented therein.

ORDER DETERMINING AD VALOREM TAX EXEMPTIONS. Mr. Villarreal then presented the Order Determining Ad Valorem Tax Exemptions, a copy of which is attached hereto as Exhibit "C". There are no tax exemptions granted by the District.

RESOLUTION AUTHORIZING PETITION CHALLENGING APPRAISAL RECORDS. Mr. Villarreal then presented a Resolution Authorizing Petition Challenging Appraisal Records for the Board to consider, a copy of which is attached hereto as Exhibit "C-1". Mr. Villarreal stated that this authorizes the Tax Assessor/Collector to submit a petition challenging appraisal records for any class of properties to the Harris County Appraisal District on behalf of the District if any corrections are needed.

ORDER AUTHORIZING ADDITIONAL 20% PENALTY ON DELINQUENT TAX ACCOUNTS. Mr. Villarreal then presented the Order Authorizing Additional 20% Penalty on Delinquent Tax Accounts, a copy of which is attached hereto as Exhibit "C-2 ".

Upon motion by Director Olivo, seconded by Director Riggs, after full discussion and all Directors present voting aye, the Board approved (i) the Order Determining Ad Valorem Tax Exemptions for the 2023 Tax Year; (ii) the Resolution Authorizing Petition Challenging Appraisal Records; and (iii) the Order Authorizing Additional 20% Penalty on Delinquent Tax Accounts.

DETENTION AND DRAINAGE FACILITIES REPORT ("Report"). The President recognized Mr. Cosco who presented to and reviewed with the Board the Detention and Drainage Facilities Report, a copy of which is attached hereto as Exhibit "D". Mr. Cosco also reviewed the Champions budget for Fiscal Year Ending December 31, 2023.

Upon motion by Director Riggs, seconded by Director Olivo, after full discussion and with all Directors present voting aye, the Board approved the Report, including the Budget for FYE December 31, 2023.

ENGINEERING REPORT. Ms. Jordan presented to and reviewed with the Board the Engineering Report, a copy of which is attached hereto as Exhibit "E".

Next, upon motion by Director Pugh, seconded by Director Olivo, after full discussion and with all Directors present voting aye, the Board approved (i) Change Order No. 1 in the amount of \$26,397 from Champions Hydro-Lawn in connection with the Phase II Pond and Channel Rehabilitation project; (ii) authorized the Additional Services Request from PDE for materials testing and additional field services related to the Phase II Pond and Channel Rehabilitation project in an amount not to exceed \$30,000; and (iii) approved the Engineer's Report.

INSURANCE POLICY RENEWAL. Upon motion by Director Riggs, seconded by Director Olivo, after full discussion and with all Directors present voting aye, the Board approved the insurance renewal proposal from Arthur J. Gallagher, a copy of which is attached hereto as Exhibit "F".

NEXT MEETING. The Board concurred to hold a special meeting on March 1, 2023; and its regular meeting on May 10, 2023.

ADJOURNMENT. There being no further business to come before the Board, the Board concurred to adjourn the meeting at 12:44 p.m.

PASSED, APPROVED AND ADOPTED this 10th day of May, 2023.



Secretary, Board of Directors

- "A" Bookkeeper Report
- "B" Tax Collection Report
- "C" Order Determining Ad Valorem Tax Exemptions
- "C-1" Resolution Authorizing Petition re Appraisal Records;
- "C-2" Order Authorizing Additional 20% Penalty on Delinquent Tax Accounts
- "D" Detention and Drainage Facilities Report
- "E" Engineering Report