

SPRING WEST MUNICIPAL UTILITY DISTRICT

Minutes of Meeting of Board of Directors October 25, 2023

The Board of Directors ("Board") of Spring West Municipal Utility District ("District") met in regular session at La Quinta by Wyndham Houston Spring South located at 21119 North Freeway, Spring, Harris County, Texas, on October 25, 2023, in accordance with the duly posted notice of meeting. The meeting was also held via videoconference and teleconference pursuant to Texas Government Code Sections 551.125 and 551.127, as amended. The roll was called of the duly constituted officers and members of said Board, as follows:

Beverly F. O'Neal	President
Kim Stephens	Vice President
Walter E. Norris	Secretary
Scott Shelnett	Assistant Secretary
Jerome A. Patridge	Assistant Secretary

and all persons attended the meeting, with Director Patridge participating via videoconference, thus constituting a quorum.

Also in attendance were: Danielle Gonzalez of Odyssey Engineering Group, Inc. ("Odyssey"); Glenn Woodson of Storm Maintenance & Monitoring, Inc.; Eric Badertscher of Off Cinco, LLC ("Off Cinco"); David Stephens, a member of the public; and Abraham Rubinsky, Katie Blasio, and Donjé Chatmon of Schwartz, Page & Harding, L.L.P. ("SPH"); Mr. Rubinsky, and Meses. Blasio and Chatmon participated in the meeting via teleconference and/or video conference.

PUBLIC COMMENTS

The Board began by opening the meeting for public comments. There being no comments from the public, the Board continued to the next item of business.

APPROVAL OF MINUTES

The Board considered approval of the minutes of the Board of Directors meeting held on September 27, 2023. Upon review, Director Patridge moved that the minutes of said meeting be approved as presented. Director Norris seconded said motion, which unanimously carried.

STORM WATER QUALITY INSPECTION REPORTS

Mr. Rubinsky presented and reviewed the Storm Water Quality Inspection Reports ("Inspection Reports") prepared by Storm Water Solutions ("SWS") for September 2023, copies of which are attached hereto as **EXHIBIT A**, which were circulated to the Board for its review prior to today's meeting. After discussion, it was noted that no action was required by the Board in connection with the Inspection Reports at this time.

DRAINAGE AND DETENTION FACILITIES MAINTENANCE REPORT

The Board next considered the Drainage and Detention Facilities Maintenance Report from SM&M (the "D&D Report") dated October 24, 2023, a copy of which is attached hereto as **EXHIBIT B**. In that regard, Mr. Woodson presented to and reviewed with the Board the D&D Report and responded to various questions from the Board. Mr. Woodson advised the Board that as of October 12, 2023, the flowlines, pilot channels, and trash racks had been cleared. Mr. Rubinsky inquired whether the Spring Pines Detention Pond ("Spring Pines") has a Storm Water Quality Permit ("SWQP") from Harris County. After discussion, Mr. Rubinsky recommended Odyssey confirm whether there is a permit in place for Spring Pines and transfer such permit into the District's name, then have it added to the SWS contract. Mr. Woodson then advised that SM&M has not yet completed the other items previously approved by the Board. After discussion, it was noted that no action was required by the Board in connection with the D&D Report.

AMENDED AND RESTATED CONSTRUCTION AND MAINTENANCE AGREEMENT WITH HANNOVER FOREST HOA

The Board deferred consideration of the proposed Amended and Restated Construction and Maintenance Agreement (the "Amended and Restated Agreement") between the District and the Hannover Forest HOA in connection with maintenance by the District of the Hannover 2 Pond.

ENGINEER'S REPORT

Ms. Gonzalez presented and reviewed in detail with the Board a written Engineer's Report dated October 25, 2023, a copy of which is attached hereto as **EXHIBIT C**, relative to the status of various engineering and construction projects within the District, and discussed the matters contained therein.

In connection with the proposed extension of a 12-inch water line along Holzwarth Road, Ms. Gonzalez reported that Odyssey has resubmitted plans for comments and approval. She advised that the Easement from New Life Christian Reform Church in connection therewith is being prepared by SPH.

With regard to the District's proposed construction of a public gravity sanitary sewer line to serve the tract located at 2020 FM 2920 ("Top Soap"), Ms. Gonzalez advised the Board that Odyssey has requested a deposit from Top Soap and will proceed with planning once the deposit is received. Mr. Rubinsky advised that SPH is drafting a Consent to Encroachment and Indemnity Agreement in connection with Top Soap's proposed development, which involves the removal and replacement of concrete over the District's existing utilities on the tract.

Ms. Gonzalez next updated the Board on the status of the repair of the main outfall pipe at Hannover Village Regional Detention Pond by Meadowhill Regional Utility District ("Meadowhill"). Ms. Gonzalez advised that Meadowhill's engineer is still working on the design.

Ms. Gonzalez next updated the Board on the contract between Starbucks and Bull-G Construction, LLC for Off-Site Water and Sanitary Sewer Extension to serve existing Starbucks located at 1731 Spring Cypress Road. Ms. Gonzalez advised that Starbucks still has not executed such contract. Mr. Rubinsky recommended that Odyssey follow up with Starbucks and work to resolve any questions Starbucks may have regarding the contract because continued delay in execution could impact the contract if the contractor wishes to pull its bid.

In connection with the contract with Wright Solutions for replacement of certain drainage outfall pipes, Ms. Gonzalez reviewed images with Board and advised that repairs are close to completion.

Mr. Woodson left the meeting during the above discussion.

Ms. Gonzalez advised that there is no action required from the Board in connection with the Engineer's Report at this time.

Director Shelnut next advised that Wright Solutions, LLC completed the cleaning of the back of the drainage swale adjacent to the Louetta Woods Subdivision. Director Shelnut recommended that the District pay the \$5500 invoice to Wright Solutions for such services. After discussion, Director Patridge moved that the Wright Solutions invoice be paid. Director Stevens seconded said motion, which unanimously carried.

STATUS OF PROPOSED ANNEXATIONS

The Board next considered the status of the proposed annexations and development of various tracts into the boundaries of the District. With regard thereto, Mr. Rubinsky advised the Board that the City of Houston approved the annexation of a 20.229-acre into the District, including the 0.5069-acre tract owned by 3743-47 UP Spring No. 2, LLC (the "Starbucks Tract"), pursuant to Ordinance No. 2023-838. After discussion, Mr. Rubinsky requested that Odyssey revise the District's boundary map to include only the Starbucks Tract.

In regard to the 16.2-acre tract located west of Holzwarth Road and north of the District ("Stream Realty Partners"), Ms. Gonzalez advised the Board that Odyssey is still waiting on Meadowhill to approve the drainage study for the expansion of the Hannover Village Regional Detention Pond.

ISSUANCE OF UTILITY COMMITMENTS

The Board deferred further consideration of requests for Utility Commitments, noting that no new requests had been received.

DEVELOPERS' REPORTS

The Board deferred consideration of the Developers' Reports, noting that no developer representatives were in attendance at today's meeting whose matter had not already been addressed by the Board.

NORTH HARRIS COUNTY REGIONAL WATER AUTHORITY ("AUTHORITY")

The Board deferred further consideration of North Harris County Regional Water Authority ("NHCRWA"), noting that no update had been received.

HARRIS COUNTY CONSTABLE PRECINCT 4 OFFICE ("HCCO") MONTHLY ACTIVITY REPORT

Mr. Rubinsky presented to and reviewed with the Board a security report provided by the HCCO for September 2023, a copy of which is attached hereto as **EXHIBIT D**, and discussed the current status of criminal activities in the District and surrounding areas. After discussion, no action was taken by the Board relative to said matter.

ATTORNEY'S REPORT

The Board next considered the Attorney's Report. In connection therewith, Mr. Rubinsky advised that he had nothing further to report to the Board other than the items previously discussed.

CLOSED SESSION

The Board determined that it would not be necessary to meet in Closed Session at this time.

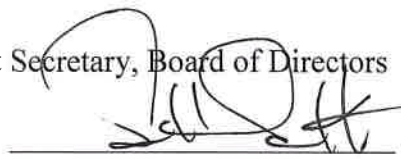
OTHER MATTERS

The Board considered items to be placed on future agendas. Except as may be reflected above, there were no additional agenda items requested other than routine, and ongoing matters.

ADJOURNMENT

There being no further business to come before the Board, Director Shelnut moved that the meeting be adjourned. Director Norris seconded said motion, which unanimously carried.

Assistant Secretary, Board of Directors



(SEAL)

List of Exhibits to
Spring West Municipal Utility District
Meeting on October 25, 2023

- Exhibit A: Storm Water Quality Inspection Reports
- Exhibit B: Detention and Drainage Facilities Maintenance Report
- Exhibit C: Engineer's Report
- Exhibit D: HCCO Security Report