

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 157

Minutes of Meeting of Board of Directors

December 19, 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 December 19, 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

and the following absent:

None.

Also present were Mr. Jorge Diaz of McLennan & Associates, LP; Mr. Lee Crenshaw of Municipal District Services; Ms. Patty Rodriguez of Bob Leared Interests; Ms. Keli Schroeder of Brown & Gay Engineers, Inc.; Ms. Karen Sears of Storm Water Solutions; 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 November 21, 2023, and upon unanimous vote, the minutes were accepted and approved.

2. Mr. Jorge Diaz 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. The Board then considered the attached Resolution Adopting a General Fund Budget for the fiscal year ending December 31, 2024 and upon unanimous vote, the Resolution was approved by the Board.

4. The Board then confirmed engagement of Mark Eyring CPA to conduct the audit for the fiscal year ending December 31, 2023.

5. Ms. Patty Rodriguez presented the tax assessor/collector’s report reflecting the District’s 2023 taxes to be 5.4% collected. The Board reviewed activity in the tax

account and a schedule of delinquent taxes. 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.

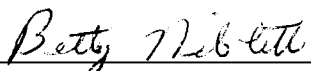
6. Mr. Lee Crenshaw presented the operator's report reflecting the total connections in the District to be 4,159. The Board reviewed the regulatory information and the water production and consumption data reflecting 90.91% of the water pumped during the previous month had been accounted for. The operator 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 operator reported that the plant registered flow of 100% of capacity and advised that the flow meter is being recalibrated. Mr. Crenshaw also advised that he would report on the installation of smart meters at the next Board meeting. The operator recommended the Board pull the pump and motor at Water Plant No. 2 and replace the booster pump and motor which was approved by the Board. 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. The Board also authorized a schedule of delinquent accounts to be written off as uncollectable.

7. Ms. Keli Schroeder presented the engineer's report. Ms. Schroeder reviewed with the Board each item which appears in the report and discussed the request for 10 equivalent single-family connections of water and sewer capacity for a residential apartment project on Greenhouse Road. The Board reviewed plans for the project and requested the developer attend the next Board meeting. After discussion by the Board, upon unanimous vote, the Board approved the engineer's report.

8. Ms. Karen Sears of Storm Water Solutions then presented a report on the maintenance of all properties cared for by Storm Water Solutions. Ms. Sears reviewed the status of each of the facilities and provided photographs to the Board. After discussion, the Board approved the Storm Water Solutions report.

9. The attorney for the District then discussed with the Board the requirement to file a report regarding the District's eminent domain authority with the State Comptroller of Public Accounts, and upon unanimous vote, the report was approved by the Board. The attorney was authorized to file the report as required by law.

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


Secretary

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 157

NOTICE OF PUBLIC MEETING

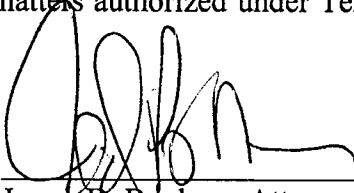
Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **2727 Allen Parkway, Suite 1100, Houston, Texas 77019**.

The meeting will be held at **12:00 p.m. on Tuesday, December 19, 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. Resolution Adopting Operating Budget
4. Engage Auditor
5. Tax Assessor/Collector's Report; Invoices and Checks; Delinquent Tax Collections; Investment of District Funds; Tax Rate; Tax Exemptions
6. 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
7. Engineer's Report; Design of Facilities; Advertisement for Bids; Construction Contract(s), Pay Estimate(s) and Change Order(s); Utility Commitments; Annexation of Land; Permit Matters; Proposal(s)
8. Storm Water Management Report
9. Eminent Domain Report
10. 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
11. Pending Business
12. Executive Session as necessary to consider matters authorized under Texas Government Code Ann., §551.071, et seq.




James D. Bonham, Attorney for the District