

NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 9
Minutes of Meeting of Board of Directors
January 16, 2024

The Board of Directors (“Board”) of Northwest Harris County Municipal Utility District No. 9 (“District”) met at 12779 Jones Road, Houston, Harris County, Texas in accordance with the duly posted notice of the meeting, with a quorum of directors present as follows:

G. Ronald Mitchell, President
Donald L. Sheriff, Vice President
Coy L. Baskin, Sr., Secretary
Frank Ferraro, Director

and the following absent:

Mike Rogers, Director

Also present were District Resident, Mike Ohair; Ms. Leanne Riman and Mr. Carlos Castrejon of W Land Development; Mr. Bob Ideus of Municipal Business Services, Inc.; Ms. Michelle Guerrero of Bob Leared Interests; Mr. Ronald Koehn of Koehn & Associates; Mr. David Beyer of Stormwater Solutions; Mr. Mark Ivy of M. Marlon Ivy & Associates; and Mr. J. Davis Bonham, Jr. of Smith, Murdaugh, Little & Bonham, L.L.P.

The President called the meeting to order and declared it open for such business as might properly come before it.

1. The Board considered the minutes of the meetings of December 19, 2023 and January 2, 2024 and upon motion duly made, seconded and unanimously carried, the Board approved the minutes as presented.
2. The Board recognized Bob Ideus who presented the bookkeeper’s report. After discussion, upon unanimous vote, the Board approved the bookkeeper’s report and the checks listed thereon.
3. The Board then recognized Ms. Michelle Guerrero who presented the tax assessor/collector's report reflecting the District's 2023 taxes to be 26.3% collected. After discussion, upon unanimous vote, the Board approved the tax assessor/collector's report as presented.
4. The Board then considered the attached Order adopting a general homestead exemption of 20% for the 2024 tax year, and upon unanimous vote, the Order was approved by the Board.
5. The Board then considered the attached Order adopting an over 65 or disabled tax exemption of \$10,000 for the 2024 tax year, and upon unanimous vote, the Order was approved by the Board.

6. The Board then considered the Order for Election of Directors. Upon motion duly made, seconded, and unanimously carried, the Board approved the Order as presented.

7. The Board recognized Carlos Castrejon of W Land Development who addressed the Board regarding the proposed project. Mr. Castrejon discussed projected taxable values and presented a land plan for the site. Mr. Castrejon noted that the land plan from the prior project has changed and that plans for the project will need to be resubmitted. Mr. Castrejon noted that the project will have a single owner and that the homes will be rented to tenants. The Board requested additional information regarding the homes to be constructed before considering the matter further.

8. The Board recognized Ronnie Koehn who presented the engineer's report. The engineer is working with the NHCRWA on Project 28E and has submitted 100% complete plans for review. The engineer discovered that project bids were received November 30, 2023. The engineer received a request for capacity and utility locations for a 28-unit apartment development on 2.1-acre tract on Jones Road, between Saathoff Drive and Mills Road. The engineer received and reviewed the plans and forwarded them to the operator for calculation of tap fees. The project is under construction. The engineer updated the capacity commitment on October 30, 2020 to the Residences at Arbor Oaks, L.P. for a proposed 192-unit apartment complex. The engineer has reviewed and approved utility plans and forwarded them to the operator for calculation of tap and inspection fees. The tap fees include a Nontaxable Entity Fee. The project is under construction. The engineer has issued capacity commitments for two proposed town home projects within Regency Green. 26 ESFC for 51-units on 4.5 acres adjacent to Water Plant No. 2 and 43 ESFC for 88-units on 8.7 acres adjacent to Regency Forest. Plans on both sites have been approved by the engineer and Harris County. After discussion, upon unanimous vote, the Board approved the engineer's report as presented.

9. The Board recognized David Beyer who reviewed the monthly drainage facility maintenance report with the Board. Upon motion duly made, seconded, and unanimously carried, the Board approved the report as presented.

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


Secretary

NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 9
NOTICE OF PUBLIC MEETING

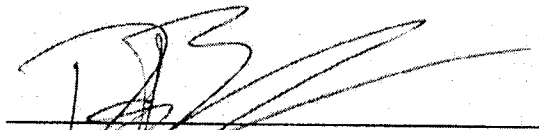
Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **12779 Jones Road, Houston, Harris County, Texas.**

The meeting will be held at **5:00 p.m. on Tuesday, January 16, 2024.**

The subject of the meeting will be to receive public comment on, consider and act on the following:

1. Minutes of Board of Directors Meeting(s) of December 19, 2023 and January 2, 2024
2. Bookkeeper's Report; Checks and Invoices; Investment of District Funds; Investment Policy; General Fund Budget; Depository Pledge Agreement(s)
3. Tax Assessor/Collector's Report; Invoices and Checks; Delinquent Tax Collections; Investment of District Funds; Tax Rate; Tax Exemptions
4. Order Adopting Homestead Exemption
5. Order Adopting Over 65/Disabled Tax Exemption
6. Update Tax Code Section 26.18 and Government Code Section 2051.202 Compliance
7. Order for Election of Directors
8. Construction Financing Agreements with W Land Development; Consent to Assignment
9. Engineer's Report; Design of Facilities; Advertisement for Bids; Construction Contract(s), Pay Estimate(s) and Change Order(s); Annexation of Land; Permit Matters; Proposal(s); Request for Service; Utility Easements; Development of Land in District
10. Detention Pond Maintenance Report
11. Other Matters: Operations; Repair and Maintenance; Insurance; Rate Order; Contract for Electric Power; Drought Contingency Plan; Critical Load Submission; Application to Texas Commission on Environmental Quality; Continuing Disclosure
12. Pending Business





J. Davis Bonham, Jr.,
Attorney for the District

NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 9

AVISO DE ASAMBLEA PÚBLICA

Se notifica por el presente a todos los miembros del público interesados que la Junta Directiva del Distrito mencionado en el título realizará una asamblea pública en **12779 Jones Road, Houston, Condado de Harris, Texas.**

La asamblea se celebrará a las **5:00 horas del jueves 16 de enero de 2024.**

El asunto a tratar en la asamblea será considerar y actuar sobre lo siguiente:

Adoptar una Orden de Elección de Directores

THÔNG BÁO CUỘC HỌP CÔNG KHAI

Theo đây xin thông báo cho tất cả các thành viên cộng đồng quan tâm về việc Ban Giám Đốc của cơ quan ghi trên sẽ tổ chức một cuộc họp công khai tại **12779 Jones Road, Houston, Quận Harris, Texas.**

Phiên họp sẽ được tổ chức vào **lúc 5 giờ chiều Thứ Năm, ngày 16 tháng 1 năm 2024.**

Chủ đề của cuộc họp là xem xét và thực thi nội dung sau đây:

Thông Qua Lệnh Yêu Cầu Tổ Chức Cuộc Bầu Cử Các Giám Đốc

公眾會議通知


茲此通知所有相關公眾人士，本區董事會將於 **12779 Jones Road, Houston, Harris 縣, Texas** 召開一次公眾會議。

会议将于 2024 年 1 月 16 日星期四下午 5:00 举行。

本次會議的主題將是審議並執行以下事項：

採納關於召集董事選舉的命令





J. Davis Bonham, Jr.,
Attorney for the District