

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 216**  
Minutes of Meeting of Board of Directors  
January 8, 2024

The Board of Directors (“Board”) of Harris County Municipal Utility District No. 216 (“District”) met at 2727 Allen Parkway, Suite 1100, Houston, Harris County, Texas, on January 8, 2024, in accordance with the duly posted notice of the meeting, with a quorum of directors present as follows:

Brett Wink, President  
Adrienne Gilpin, Vice President  
Lindsay Lofton, Secretary  
Julie Botas, Director  
Rafael Martinez, Director

and the following absent:

None.

Also present were Mr. Bob Ideus of Municipal Business Services, Inc.; Ms. Michelle Guerrero of Bob Leared Interests; Mr. Mark Ivy of Marlon Ivy & Associates; and Mr. James D. Bonham, attorney for the District.

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

1. The Board considered the minutes of the meeting held December 11, 2023, and upon motion duly made, seconded, and unanimously carried, the Board approved the minutes as presented.

2. The Board then recognized Mr. Bob Ideus who presented the bookkeeper’s report. The Board reviewed invoices presented by the bookkeeper and reviewed a schedule of District investments. The Board also reviewed the General Fund budget for the fiscal year ending June 30, 2024. After review and discussion, upon unanimous vote, the Board approved the bookkeeper’s report and the checks listed thereon.

3. The Board then reviewed the tax assessor/collector’s report reflecting the District’s 2023 taxes to be 29.8% collected. The Board reviewed a schedule of delinquent taxes, and after discussion, 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.

4. The Board then considered the attached Order adopting a general homestead exemption 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 for the 2024 tax year, and upon unanimous vote, the Order was approved by the Board.

6. The Board then considered the requirement for a Director's election to be held May 4, 2024, and upon unanimous vote, the Board adopted the attached order calling the May 4, 2024 election.

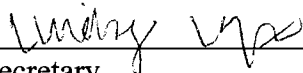
7. Mr. Mark Ivy then presented the operator's report reflecting 143 total accounts in the District. The Board reviewed the operation of the water plant and the sewer treatment plant. Mr. Ivy reported that 90.39% of the water pumped during the previous month had been accounted for and reported no waste discharge permit violations. Mr. Ivy also reviewed with the Board the repairs and maintenance to the District's facilities during the previous month. After discussion by the Board, upon unanimous vote, the Board approved the operator's report and authorized termination of water service to all customers on the delinquent account list in accordance with the District's Rate Order.

8. The Board discussed the engineering services contract with Bowman, successor to Terra Associates Engineers, Inc., and upon unanimous vote, the Board agreed to give notice of termination of the contract.

9. The Board then discussed engaging Koehn & Associates Engineers, Inc. and upon unanimous vote, the Board agreed to engage Koehn & Associates subject to execution of an acceptable contract.

10. The Board then discussed the detention pond maintenance agreement with Arcadia Courts and agreed to contribute an additional \$2,500 to the homeowner's association.

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

  
Secretary

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 216**

**NOTICE OF PUBLIC MEETING**

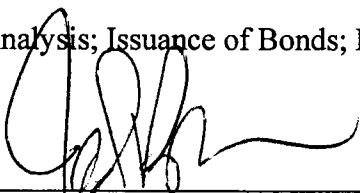
Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **2727 Allen Parkway, Suite 1100, Houston, Texas 77019.**

The meeting will be held at **11:30 a.m. on Monday, January 8, 2024.**

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; 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 Homestead Tax Exemption
6. Annual Notice in Compliance with Texas Water Code Sections 49.063(c)
7. Order for Election of Directors
8. Operator's Report; Operation, Maintenance and Repair of District Facilities; Rate Order; Consumer Confidence Report; Waste Discharge Permit; Drought Contingency Plan; Customer Appeals; Termination of Service on Delinquent Accounts
9. Contract for Detention Pond Maintenance
10. Engineering Services Contract
11. Other Matters: Engineer's Report; Insurance; Consultant Contracts; Contract for Electric Power; Audit Report; Application to Texas Commission on Environmental Quality; Continuing Disclosure; Critical Load Submission; Water Conservation Plan; Drought Contingency Plan; Arbitrage Analysis; Issuance of Bonds; Elections
12. Plan; Drought Contingency Plan; Arbitrage Analysis; Issuance of Bonds; Elections
13. Pending Business



  
James D. Bonham, Attorney for the District

ANNUAL NOTICE IN COMPLIANCE WITH TEXAS WATER CODE SECTION 49.063(c) After at least 50 qualified electors are residing in a district, on written request of at least five of those electors, the board shall designate a meeting place and hold meetings within the district. If no suitable meeting place exists inside the district, the board may designate a meeting place outside the district that is located not further than 10 miles from the boundary of the district. On the failure of the board to designate the location of the meeting place within the district or not further than 10 miles from the boundary of the district, five electors may petition the Texas Commission on Environmental Quality ("Commission") to designate a location. If it determines that the meeting place used by the district deprives the residents of a reasonable opportunity to attend district meetings, the Commission shall designate a meeting place inside or outside the district which is reasonably available to the public and require that the meetings be held at such place. The Commission shall make such a determination not later than the 60th day after receiving the petition. After holding a meeting at a place designated by the district's board or by the Commission after a request is made to either the board or the Commission by five electors, the district's board may hold a hearing on the designation of a different meeting place, including a meeting place outside of the district. The board may hold meetings at the designated meeting place if, at the hearing, the board determines that the new meeting place is beneficial to the district and will not deprive the residents of the district of a reasonable opportunity to attend meetings.

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 216**

**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 2727 Allen Parkway, Suite 1100, Houston, Texas 77019. La asamblea se celebrará a las **11:30 horas del lunes 8 de enero de 2024.**

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

Orden de Elección de Directores

1.

**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 2727 Allen Parkway, Suite 1100, Houston, Texas 77019. Phiên họp sẽ được tổ chức vào **lúc 11:30 sáng Thứ Hai, ngày 8 tháng 1 năm 2024.**

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

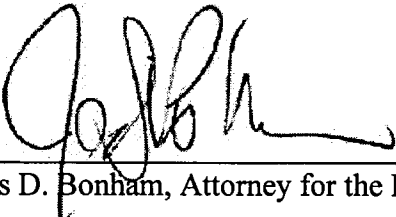
Thông Qua Lệnh Yêu Cầu Tổ Chức Cuộc Bầu Cử Các Giám Đốc

**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 2727 Allen Parkway, Suite 1100, Houston, Texas 77019 举行公开会议。 **会议将于 2024 年 1 月 8 日星期一上午 11:30 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

  
James D. Bonham, Attorney for the District