

WEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 4

Minutes of Meeting of Board of Directors
December 18, 2023

The Board of Directors (“Board”) of West Harris County Municipal Utility District No. 4 (“District”) met on December 18, 2023 at 303 Bridge Crest Blvd., Houston, Harris County, Texas, in accordance with the duly posted notice of said meeting, with a quorum of Directors present as follows:

Mary Gomez, President
Hanna Affram, Vice President
Jack Patel, Assistant Secretary
Michael Cummings, Treasurer

and the following absent:

Anthony Rodriguez, Secretary

Also present were Ms. Raquel Garcia, the District’s operator; Ms. Michelle Guerrero, the District’s tax assessor-collector; Mr. Bob Ideus, the District’s bookkeeper; Mr. Sean Humble, the District’s engineer; and Ms. Jennifer B. Seipel, attorney for District.

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

1. The Board opened the floor for public comment. None was received.
2. The Board reviewed the minutes of the meeting held on November 27, 2023. Upon motion duly made, seconded and unanimously carried, the Board approved the minutes as presented.
3. Ms. Guerrero presented the tax assessor-collector’s report, copy attached, which showed 7.0% collections for 2023 taxes as of the date of the report. She noted that, as of today, the District’s collection rate is approximately 16%. Upon motion duly made, seconded and unanimously carried, the Board approved the tax assessor-collector’s report and the checks listed thereon as presented.

4. Mr. Ideus presented the bookkeeper's report, copy attached. He noted that the District is in the second month of its September 30, 2024 fiscal year. Upon motion made, seconded, and duly carried, the Board approved the bookkeeper's report as presented.

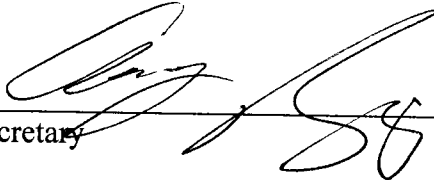
5. Ms. Garcia presented the operator's report, copy attached. She noted 566 connections in the District with 83.6% water accountability for the previous month. The operator stated that the water accountability rate remains steady, but her office is continuing to look for leaks. The District's wastewater treatment plant operated at 28% of its capacity. The operator noted that three new users joined the District's eye-on-water program during the prior month. The operator then stated that the installation of a junction box at 22 Bridge Crest Ct. is in progress. The operator then reviewed a list of delinquent accounts to the Board for termination of utility service. After discussion, upon motion duly made, seconded and unanimously carried, the Board approved the operator's report and action items thereon as presented.

6. Mr. Humble presented the engineer's report, copy attached. He noted that he and the attorney continue to work with attorneys and engineers for the owners of the Chelford City MUD plant regarding the possible purchase of capacity in their plant. The attorney stated that she hoped to bring additional information as to the purchase price of the desired capacity to the January meeting. Following that discussion, upon motion made and seconded, the Board unanimously approved the engineer's report as presented.

7. Ms. Seipel then noted that the District is required on an annual basis to file an eminent domain report with the Texas Comptroller of Public accounts setting forth the sources of the District's eminent domain power and its exercise of such power during the prior year. The attorney confirmed that such filing would be made on the District's behalf by the February 1, 2024 deadline.

8. Under pending business, the Board discussed holding its annual holiday dinner in February following a 5:00 p.m. meeting.

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


Secretary