

**MINUTES OF MEETING
OF THE BOARD OF DIRECTORS**

February 19, 2024

STATE OF TEXAS §

COUNTY OF HARRIS §

NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 21 §

The Board of Directors (the “Board”) of **Northwest Harris County Municipal Utility District No. 21** (the “District”) met in regular session, open to the public, at 6330 West Loop South, Suite 150, Bellaire, Texas 77401, on Monday, February 19, 2024, whereupon roll was called of the members of the Board, to-wit:

Rand R. Wall	-	President
Bill Tallas	-	Vice President
Bruce Popper	-	Secretary
Andy Johnston	-	Assistant Secretary
Matthew Barton	-	Assistant Secretary

All members of the Board were present, except Director Johnston, thus constituting a quorum.

Also present at the meeting were: Jon Strange of JNS Consulting Engineers, Inc. (“JNS”); Lina Loaiza of Bob Leared Interests (“BLI”), the District’s Tax Assessor/Collector (“TAC”); Howard Wilhite of H2O Innovation Operation and Maintenance, LLC (“H2O”), Operator for the District (“Operator”); Wesley Lay of Quiddity Engineering (“Quiddity”), Engineer for the District (“Engineer”); Christina Ferguson of Myrtle Cruz, Inc. (“MCI”), the District’s Bookkeeper (“Bookkeeper”); and John Cannon and Laken Jenkins Kilgore of Coats|Rose, P.C. (“Coats|Rose”), the District’s legal counsel.

Whereupon, the meeting was called to order in accordance with notice posted pursuant to Texas law, and the following action was conducted. A copy of the posted agenda notice is attached hereto as Exhibit “A.”

HEAR FROM PUBLIC

The Board noted that there were no members of the public wishing to address the Board.

TAX ASSESSOR/COLLECTOR'S REPORT

Report

The Board recognized Ms. Loaiza who reviewed the TAC's Report and a list of delinquent tax accounts, copies of which are attached hereto as Exhibit "C." As of January 31, 2024, 84% of the 2023 tax levy has been collected.

Following a discussion of the report and the status of collection of delinquent taxes, upon a motion made by Director Tallas, seconded by Director Popper, the Board voted unanimously to approve the TAC's Report and the action items therein.

Resolution Implementing 20% Penalty on Delinquent Taxes

Consideration was then given to a proposed Resolution Implementing 20% Penalty on 2023 Delinquent Taxes (the "Resolution"). Upon a motion by Director Tallas, seconded by Director Popper, after full discussion, and the question being put to the Board, the Board voted unanimously to authorize a 20% penalty on 2023 taxes that are delinquent on July 1, 2024, and thereafter for real property and as provided by Texas Property Tax Code Section 33.11 for personal property, and to approve the Resolution evidencing the same.

Resolution Concerning 2024 Tax Exemptions

Next, consideration was given to a proposed Resolution Concerning Tax Exemptions for 2024 (the "Resolution"). Upon a motion by Director Tallas, seconded by Director Popper, after full discussion, and the question being put to the Board, the Board voted unanimously to grant the following exemptions and adopt the Resolution evidencing same:

- 20% (minimum of \$5,000) of the appraised value of residence homesteads of individuals, as authorized by Section 11.13 of the Property Tax Code; and
- \$20,000 of the appraised value of residence homesteads of individuals who are disabled or are sixty-five years of age or older, as authorized by Section 11.13 of the Property Tax Code.

BOOKKEEPER'S REPORT

The Board recognized Ms. Ferguson, who submitted to and reviewed with the Board the Bookkeeper's Report, including invoices for payment, a copy of which is attached hereto as Exhibit "C."

Following review and discussion and based on a motion by Director Tallas, which was seconded by Director Barton, the Board voted unanimously to approve the Bookkeeper's Report and the invoices submitted for payment.

OPERATOR'S REPORT

The Board recognized Mr. Wilhite, who presented the Operator's Report, a copy of which is attached hereto as Exhibit "D." Mr. Wilhite reported as follows:

- The District has a total of 91 connections;
- The combined billed consumption for the month was 13,365,000 gallons of water;
- There were no cut-offs; and
- Attached to the Operator's Report is a list of charges over \$500.

After discussion, upon a motion brought by Director Barton, seconded by Director Popper, the Board voted unanimously to approve the Operator's Report.

ENGINEER'S REPORT

The Board recognized Mr. Lay of Quiddity, who presented the Engineer's Report attached hereto as Exhibit "E."

The following action items were presented:

- **WWTP Motor Control Center ("MCC") & Blower Replacement**
 - Mr. Lay presented Pay Estimate No. 12 in the amount of \$117,696.49 to Sustanite Support Services and recommended payment of same.
- **Lift Station No. 1 Improvements**
 - Mr. Lay presented Pay Estimate No. 4 in the amount of \$10,350 to McDonald Municipal and Industrial and recommended payment of same.
- **Capital Improvement Plan**
 - Mr. Lay reviewed the District's 10 year capital improvement plan.
- **2024 Annual Water Plant Inspection**
 - Mr. Lay recommended GST Nos. 1, 2 and 3 be drained for inspection this year.

After further discussion, upon a motion brought by Director Barton, seconded by Director Popper, the Board voted unanimously to approve the Engineer's Report and the action items therein.

ATTORNEY'S REPORT

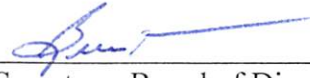
Minutes

The Board recognized Ms. Kilgore, who presented the minutes of the meeting held on January 15, 2024, previously distributed to the Board. Upon a motion made by Director Barton and seconded by Director Tallas, the Board voted unanimously to approve said minutes.

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

[execution page follows]

PASSED, APPROVED and ADOPTED this 18th day of March, 2024.



Secretary, Board of Directors

(Seal)

