

## WEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 4

Minutes of Meeting of Board of Directors  
January 29, 2024

The Board of Directors (“Board”) of West Harris County Municipal Utility District No. 4 (“District”) met on January 29, 2024 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  
Anthony Rodriguez, Secretary  
Jack Patel, Assistant Secretary  
Michael Cummings, Treasurer

and the following absent:

None.

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 Mr. Douglas McNeil on behalf of 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 December 18, 2023. It was noted that the minutes list Mr. Bob Ideus twice under those who were “also present.” Upon motion duly made, seconded and unanimously carried, the Board approved the minutes subject to correcting the discussed edit.
3. Ms. Guerrero presented the tax assessor-collector’s report, copy attached, which showed 33.65% collections for 2023 taxes as of the date of the report. She presented five checks for the Board’s review and approval and one wire transfer was made or presented. 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. It was reported to the meeting that under the provisions of Article VIII, Section 1-b(e) of the Constitution of Texas, the District may exempt from ad valorem taxation by its own action up to twenty percent (20%) of the market value of each residence homestead owned by an adult and taxable by the District for the year 2024, but not producing an exemption of less than \$5,000 when such percentage is applied to a particular homestead. Those present discussed the various points for or against the adoption of the exemption by the District. After the discussion, it was duly moved, seconded and unanimously carried, the Board adopted the attached order providing for a homestead exemption in the amount of twenty percent (20%) of the market value of residence homesteads for the year 2024.

5. It was further reported to the meeting that under the provisions of Article VIII, Section 1-b of the Constitution of Texas, this District may exempt by its own action not less than \$3,000 of the assessed value of the residence homesteads of persons 65 years of age or older or disabled from all ad valorem taxes thereafter levied by the District. Those present discussed the various points for or against the adoption of the exemption by the District. After the discussion, upon motion duly made, seconded and unanimously carried, the Board adopted the attached Order providing a \$70,000 homestead exemption for residents of the District 65 years of age or older or disabled for the year 2024.

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

7. Ms. Garcia presented the operator's report, copy attached. She noted 566 connections in the District with 83.4% 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 29% of its capacity. 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.

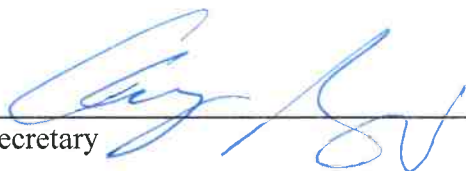
8. Mr. Humble presented the engineer's report, copy attached. He noted that he and the attorney have had productive conversations with attorneys and engineers for the owners of the Chelford City MUD plant regarding the possible purchase of capacity in their plant.

The attorney stated that more information will be provided to the Board members at the District's February meeting. Following that discussion, upon motion made and seconded, the Board unanimously approved the engineer's report as presented.

9. It appeared that an election of directors should be called for and within the District on Saturday, May 4, 2024. The attached Order calling such election was presented and reviewed by the Board of Directors. Upon motion duly made, seconded and unanimously carried, the Board approved and adopted the Order which is attached to these minutes.

10. The Board noted that February's meeting will be moved up to 5:00 p.m. on February 26, 2024.

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

  
Secretary