

NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 9

Minutes of Meeting of Board of Directors

February 20, 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 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 January 16, 2024 and February 6, 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 95.5% collected. After discussion, upon unanimous vote, the Board approved the tax assessor/collector's report as presented.

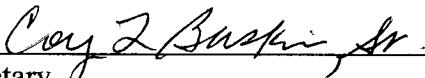
4. The Board then considered the attached Order engaging a delinquent tax attorney and levying an additional 20% penalty on real property tax accounts which remain delinquent on July 1 and personal property accounts which remain outstanding on April 1. After review and discussion, the Board engaged the delinquent tax attorney and adopted the attached Order levying the penalty.

5. 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 reported that project bids were received November 30, 2023 and low bidder was R&B Group, Inc. 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. W. Land Development has decided not to proceed with projects at this time. The engineer has issued a capacity commitment to Blazer Building for a proposed 325-unit multifamily development on a 16 acre tract near Grant Road at Oak Hollow Drive. The developer has estimated a taxable value of completed development at \$35,750,000. The capacity commitment was extended for one year by letter dated January 16, 2024. The engineer received a request for annexation and utility service to serve a proposed office building on a tract within the Saathoff tract. Annexation and Reimbursement Agreements have been executed. Annexation has been approved by City of Houston. The engineer received water and sanitary sewer extension plans for review, and requested and received \$2,000 plan approval deposit. Water and sewer line extension plans have been approved by TCEQ, Harris County and City of Houston. The engineer has received proposed site development plans for review. The engineer received a request for capacity for 6 ESFC at 11311 Regency Green and plan reviews for a proposed Special Needs Day Care Center, adjacent to the Harris County Library. The engineer has approved plans and issued a capacity reservation letter. The engineer has forwarded approved utility plans to the operator for calculation of tap and inspection fees. The project is under construction. The application to the TCEQ for WWTP permit renewal and reduction in flow to 0.95 MGD has been submitted to the TCEQ. First publications for the notice of permit renewal were published in early September. Additional information was submitted January 31, 2024, as requested by TCEQ. Wastewater Transport Services has completed the Phase 1 cleaning and video inspection of sanitary sewer system. The engineer will begin review of videos and reports. After discussion, upon unanimous vote, the Board approved the engineer's report and new schedule of engineering fees as presented.

6. The Board then considered the attached Resolution Affirming Identity Theft Prevention Program and confirmed with the operator that the program is in place and is being properly administered. After discussion, upon unanimous vote, the Resolution was approved by the Board.

7. 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

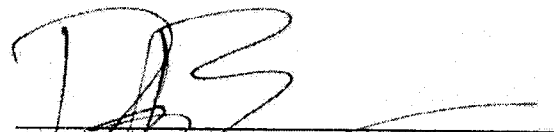
Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **12779 Jones Road, Houston, Harris County, Texas.**

The meeting will be held at **5:00 p.m. on Tuesday, February 20, 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 January 16, 2024 and February 6, 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 Levying Additional Penalty for Delinquent Taxes
5. 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
6. Resolution Affirming Identity Theft Prevention Program
7. Detention Pond Maintenance Report
8. 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
9. Pending Business





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