

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 371

Minutes of Meeting of Board of Directors
February 20, 2024

The meeting of the Board of Directors (“Board”) of Harris County Municipal Utility District No. 371 (“District”) met at Saltgrass Steakhouse, 23952 Northwest Freeway, Cypress, Texas 77429 in accordance with the duly posted notice of said meeting, with a quorum of directors present, as follows:

Brad Davidsen, Vice President
Trisha Bonar, Secretary
Chris Von Wiesenthal, Assistant Vice President

and the following absent:

Stephen Jester, President

Also present were Mr. Jorge Diaz, bookkeeper for the District; Ms. Shammarie Leon, tax assessor-collector for the District; Mr. Chris Townsend, operator for the District; Mr. Hussain Iftikhar, engineer for the District; and Mr. J. Davis Bonham, Jr. and Mr. Austin T. Reed, attorneys for the District.

The President opened the meeting for such business as might come before it.

1. The Board opened the floor for public comment. Hearing none, the President continued with the agenda.
2. The Board reviewed the minutes of the meeting held on January 16, 2024. Ms. Leon noted a correction in attendance. Upon motion duly made, seconded and unanimously carried, the Board approved the minutes as corrected.
3. Mr. Diaz presented the bookkeeper’s report. The Board reviewed the report in detail, including with respect to joint facilities invoicing. Upon motion duly made, seconded and unanimously carried, the Board approved the bookkeeper’s report as presented and authorized payment of invoices as reflected therein.
4. Ms. Leon presented the tax assessor-collector’s report. 2023 taxes are 96.53% collected. Upon motion duly made, seconded and unanimously carried, the Board approved the tax assessor-collector’s report and the checks drawn on the tax fund.
5. Mr. Bonham advised the Board regarding the Order Levying Additional Penalty for Delinquent Taxes, noting the 20% penalty to attach to business personal property on April 1 and to real property on July 1. Upon motion duly made, seconded and unanimously carried, the Board approved the Order.

6. The Board recognized Mr. Townsend who presented the operator's report. Water accountability was at 96%. Mr. Townsend reviewed maintenance and repairs in detail. The Board then discussed District facilities, noting that the PLC program meeting took place, which the Board then discussed in detail, including with respect to subcontractors. The operator noted favorable interactions with Harris County Public Health, and the attorneys noted the agreement to begin sanitary sampling is pending execution in Commissioner's Court. Aluminum handrails have been installed in the Sewer Treatment Plant. The Board then discussed the chloramine conversation. Finally, the operator presented a list of delinquent accounts for service termination. Upon motion duly made, seconded, and unanimously carried, the Board approved the operator's report as presented, approved termination of service as necessary pursuant to the District's Rate Order

7. Mr. Bonham advised the Board regarding the FTC identity theft red flag policy, noting FTC regulations require its annual review. The operator then noted that no red flag incidents have occurred and recommended no changes. Upon motion duly made, seconded and unanimously carried, the Board approved the policy.

8. Mr. Iftikhar then presented the engineer's report. Mr. Iftikhar noted that the operator is coordinating reprogramming of the Water Plant PLC, which the Board discussed. Further, the engineer noted the fee proposal for the replacement of the electrical enclosure at the Water Plant in the amount of \$32,510, noting design will take 40 to 60 days. The engineer noted that Code Red Safety will be engaged to oversee the chloramine conversion work. Further, the engineer is coordinating with Cla-Val to tour a reference project site. The Board then discussed isolation valves to be used in case of a watermain break. Thereafter, the Board discussed the lead service line inventory and requested that the District's operator further discuss engagement of the appropriate subcontractor to complete the work. Finally, the engineer noted the request for 30 connections for a potential sports bar in the District, which the Board discussed, noting the District's facilities' current capacity. After discussion, upon motion duly made, seconded and unanimously carried, the Board approved the engineer's report as presented and authorized the fee proposal for the replacement of the electrical enclosure.

9. Discussion of the Greenbelt drainage was tabled.

10. Director Von Wiesenthal noted recent traffic enforcement in the District for the Board.

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



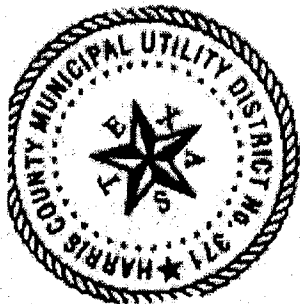
Secretary


**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 371
NOTICE OF PUBLIC MEETING**

Notice is hereby given to all interested parties that the Board of Directors of the captioned District will hold a public meeting at **Saltgrass Steakhouse, 23952 Northwest Freeway, Houston, Texas 77429.**

The meeting will be held at **6:30 p.m. on Tuesday, February 20, 2024.**

1. Public comments
2. Approve minutes of Board meetings held on January 16, 2024
3. Bookkeeper's report; review invoices and authorize payment of bills; review investment report and approve investment of District funds; Deposit of District Funds
4. Tax assessor-collector's report; status of tax collections; review invoices and authorize payment; status of delinquent taxes; authorize litigation as necessary; consider any taxpayer appeals; approve installment payment agreements, as necessary; Depository Pledge Agreement
5. Order Levying Additional Penalty for Delinquent Taxes
6. Operator's report; review active connections and water accountability; status of operation, maintenance and repair of District facilities; consider customer appeals and accounting issues; approve termination of service on delinquent accounts; Hazardous Operations Review; West Harris County Regional Water Authority
7. Annual review of FTC identity theft red flag policy
8. Engineer's report; authorize preparation of plans as appropriate; authorize advertising for bids; award contracts; approve change orders; Discuss review of Prologis development and potential impact to District storm drainage
9. Greenbelt Drainage
10. Security report
11. Pending business





J. Davis Bonham, Jr.
Attorney for the District