

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 355

March 1, 2024

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 355 (the "District") met in regular session, open to the public, on the 1st day of March, 2024, at the offices of Allen Boone Humphries Robinson LLP ("ABHR"), 3200 Southwest Freeway, Suite 2400, Houston, Texas 77027, outside the boundaries of the District, and the roll was called of the members of the Board:

Kurt A. Baerenstecher	President
Claude A. Zackary	Vice President
Jon Elmendorf	Secretary
Letha P. Slagle	Assistant Secretary
Christopher J. Mudd	Assistant Vice President

and all of the above were present, thus constituting a quorum.

Also present for all or part of the meeting were Kurt Albaugh, Kelly Brezger, and Maury Dumba of Lakes of Parkway Homeowners Association ("LOP HOA"); Jyotika Chand, General Manager of LOP HOA, via teleconference; Patty Rodriguez of Bob Leared Interests, Inc.; Yaneth Cooper and Sergio Santacruz of Municipal Accounts & Consulting, L.P.; Luis Cebrian and Robert Garcia of Champions Hydro-Lawn, Inc.; Andy Mersmann of BGE, Inc. ("BGE"); and Greer Pagan and Justine M. Cherne of ABHR.

PUBLIC COMMENTS

Mr. Albaugh thanked Directors Baerenstecher and Zackary for attending the LOP HOA Board meeting.

Director Slagle introduced Mr. Dumba to the Board and stated that he is a member of the LOP Board and a liaison to the LOP HOA Landscaping Committee.

APPROVE MINUTES

The Board considered approving the minutes of its February 2, 2024, regular meeting. Following review and discussion, Director Elmendorf moved to approve the minutes as written. Director Zackary seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Rodriguez reviewed the tax assessor/collector's report and invoices for payment. A copy of the tax assessor/collector's report, including a list of checks presented for approval, is attached. Ms. Rodriguez reported that as of February 29,

2024, 93.2% of the District's 2023 taxes were collected. Director Baerenstecher noted that there are 873 homes located within the District, including the townhomes. Director Slagle requested that Ms. Rodriguez assist with Ms. Chand's questions regarding tax bills received by the LOP HOA in the amount of \$5.00. Following review and discussion, Director Elmendorf moved to approve the tax assessor/collector's report and payment of the invoices as presented. Director Slagle seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Cooper introduced Mr. Santacruz to the Board. She presented the bookkeeper's report and invoices for payment and responded to Board inquiries. A copy of the bookkeeper's report, including a list of checks presented for approval, is attached. Following review and discussion, Director Elmendorf moved to approve the bookkeeper's report. Director Zackary seconded the motion, which passed unanimously.

DETENTION AND DRAINAGE FACILITIES MAINTENANCE

Mr. Cebrian introduced Mr. Garcia to the Board. Mr. Cebrian reviewed a Detention and Drainage Facilities Report and reported on maintenance items. A copy of the report is attached. Discussion ensued regarding LOP HOA's plan for reestablishing grass growth to pre-construction conditions in Teal Cove Swale. Mr. Brezger reported that inspections of LOP HOA's project to replace the brick wall with a wood fence along the swale will be performed before determining the next steps. Discussion ensued.

ENGINEERING MATTERS

Mr. Mersmann reminded the Board that it awarded a contract to Pumps, Motors & Controls, Inc. ("PMC") in an amount not to exceed \$230,000.00, to include additional pricing for electrical work and Mr. Albaugh's comments, based upon Mr. Mersmann's recommendation and review of the payment and performance bonds and the certificate(s) of insurance and endorsements, if any, provided by the contractor. Mr. Mersmann reviewed a revised quote submitted by PMC on February 19, 2024 for \$229,350.00 that includes the electrical work. A copy of the engineer's report is attached. Mr. Mersmann stated that upon the Board's approval, BGE will begin preparation of the construction contract with PMC and request all required bonds and insurance. In response to Board inquiries, Mr. Mersmann will (1) clarify whether the contractor is unable to continue with the project if the station transformer is connected to residential service; and (2) determine whether the warranty is transferable to LOP HOA after completion of the project. Mr. Mersmann discussed the proposed schedule for the preconstruction meeting with the contractor and stated that completion of the project is anticipated in September 2024.

WATER CONSERVATION PROJECT, PHASE III

The Board discussed a proposed project to replace the irrigation control system for the common areas in the District to increase water conservation. Discussion ensued regarding the proposed process for selecting contractors for the project and Mr. Pagan responded to Board inquiries. Following discussion, Director Slagle stated that she will organize a task force to evaluate control systems and installation contractors for the proposed project.

CONTRACT MATTERS

Mr. Albaugh provided a copy of the fully signed Agreement to Fund Replacement of Irrigation Pump Station 200 Facility between the District and LOP HOA.

2024 DIRECTORS ELECTION

Mr. Pagan discussed procedures related to the 2024 Directors Election. He presented a Certificate Declaring Unopposed Status of Candidates for Election to the Board executed by the Board Secretary stating that the District received three candidate applications for the three director positions for the May 4, 2024 Directors Election. Following review and discussion, Director Elmendorf moved to accept the Certificate Declaring Unopposed Status of Candidates for Election to the Board. Director Zackary seconded the motion, which passed unanimously.

Mr. Pagan presented and reviewed with the Board an Order Cancelling Election and Declaring Unopposed Candidates Elected to Office stating that the May 4, 2024 Directors Election is cancelled and that the unopposed candidates, Kurt A. Baerenstecher, Jon Elmendorf, and Christopher J. Mudd, are declared elected to office to serve from May 4, 2024, until the directors election on May 6, 2028, or until their successors have been duly elected or appointed and have qualified. Following review and discussion, Director Elmendorf moved to adopt the Order Cancelling Election and Declaring Unopposed Candidates Elected to Office. The motion was seconded by Director Zackary and passed unanimously.

MEETING SCHEDULE

The Board concurred to hold its next regular meeting on April 5, 2024.

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

(SEAL)




Secretary, Board of Directors

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