

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 439

December 14, 2023

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 439 (the "District") met in regular session, open to the public, on the 14th day of December, 2023, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas, outside the boundaries of the District, with access by telephone available to the public, and the roll was called of the members of the Board:

Adam Kramer	President
Jonathan Reichek	Vice President
Nancy Zimmerman	Secretary
Bonny Beasley	Asst. Vice Pres./ Asst. Secretary
Steven M. Burgess	Asst. Vice Pres./ Asst. Secretary

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

Also attending in person were Eve Blakemore of IDS Engineering Group ("IDS"); Derek Davenport of McLennan & Associates, L.P.; Odett Newman of Bob Leared Interests, Inc.; and Hannah Brook and Jane Miller of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

Director Kramer offered any members of the public attending the meeting by telephone the opportunity to make public comment. There being no members of the public requesting to make public comment, Director Kramer moved to the next agenda item.

MINUTES

The Board considered approving the minutes of the November 9, 2023, regular meeting. Following review and discussion, Director Zimmerman moved to approve the minutes of the November 9, 2023, regular meeting, as presented. Director Reichek seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Mr. Davenport presented and reviewed the bookkeeper's report, including a list of checks presented for approval, and the District's budget comparison. After review and discussion, Director Burgess moved to approve the bookkeeper's report and

payment of the bills. Director Reicheck seconded the motion, which passed unanimously. A copy of the bookkeeper's report is attached.

TAX ASSESSOR/COLLECTOR'S REPORT

Ms. Newman presented and reviewed the tax assessor/collector's report for the month of August, including the checks presented for payment. A copy of the tax assessor/collector's report is attached. After review and discussion, Director Reicheck moved to approve the tax report and payment of the bills from the tax account. Director Beasley seconded the motion, which passed unanimously.

TRAVEL REIMBURSEMENT GUIDELINES AND DIRECTOR EXPENSES FOR BOARD OF DIRECTORS WINTER CONFERENCE

There was no discussion or action for this agenda item.

RESOLUTION CASTING BALLOT FOR THE ELECTION OF A PERSON TO THE BOARD OF DIRECTORS OF THE HARRIS CENTRAL APPRAISAL DISTRICT

The Board next considered casting the District's votes for the Harris Central Appraisal District's Board of Directors election. Following review and discussion, Director Zimmerman moved to approve a Resolution Voting for Water District Nominee for the Election of the Board of Directors of the Harris Central Appraisal District casting the District's vote in favor of Jonathan Cowen. Director Reicheck seconded the motion, which passed unanimously.

ENGINEER'S REPORT

Ms. Blakemore reviewed an engineering report from IDS, a copy of which is attached.

Ms. Blakemore updated the Board regarding construction of water, sewer, and drainage to serve Wayside Village, Section 9 and Parker Road Phase II, and reviewed Pape Dawson's recommendation that the Board approve Pay Estimate No. 3 in the amount of \$108,254.42, payable to Clearwater Utilities, Inc. ("Clearwater").

Ms. Blakemore updated the Board regarding construction of the water, sewer, and drainage to serve Wayside Village, Section 13, and reviewed Pape Dawson's recommendation that the Board approve Pay Estimate No. 2 in the amount of \$514,065.13, payable to Clearwater.

Ms. Brook and Ms. Blakemore updated the Board regarding preparation of and planning for Bond Application No. 2.

Following review and discussion, and based upon recommendation by the engineer, Director Burgess moved to (1) approve the engineer's report prepared by IDS; and (2) approve the pay estimates discussed above, as recommended by Pape Dawson. Director Beasley seconded the motion, which passed unanimously.

ACCEPT DEEDS AND EASEMENTS

There was no discussion for this agenda item.

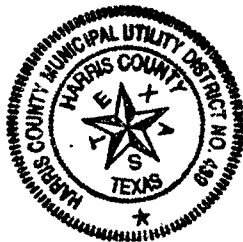
DEVELOPMENT IN THE DISTRICT

There was no discussion for this agenda item.

ATTORNEY'S REPORT

Ms. Brook discussed Director terms.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.



Nancy Zimmerman
Secretary Board of Directors

LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
Bookkeeper's report.....	1
Tax Assessor/Collector's Report.....	2
IDS engineering report.....	2