

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 439

March 14, 2024

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 March, 2024, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas, outside the boundaries of the District, 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 except Directors Reichek and Kramer, 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 Heather Trachtenberg and Sydney Durham of Allen Boone Humphries Robinson LLP; and Bryan Sheppard of Pape-Dawson Engineers, Inc. ("Pape-Dawson"), attending via teleconference.

PUBLIC COMMENTS

The Board 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, the Board moved to the next agenda item.

MINUTES

The Board considered approving the minutes of the February 8, 2024, regular meeting. Following review and discussion, Director Burgess moved to approve the minutes of the February 8, 2024, regular meeting, as presented. Director Zimmerman 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 Beasley seconded the motion, which passed unanimously. A copy of the bookkeeper's report is attached.

BUDGET

Mr. Davenport presented and reviewed a proposed budget for the fiscal year ending April 30, 2025, a copy of which is attached to the bookkeeping report. He requested that the Board and the District consultants review the proposed draft budget and contact him with comments prior to the Board's next meeting. The Board deferred action on the budget to the next meeting.

TAX ASSESSOR/COLLECTOR'S REPORT

Ms. Newman presented and reviewed the tax assessor/collector's report for the month of February, including the checks presented for payment. A copy of the tax assessor/collector's report is attached. After review and discussion, Director Zimmerman moved to approve the tax report and payment of the bills from the tax account. Director Burgess 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 the water, sewer, and drainage to serve Wayside Village, Section 13, and reviewed Pape Dawson's recommendation that the Board approve Pay Estimate No. 3 and Final in the amount of \$87,287.91, payable to Clearwater Utilities, Inc. ("Clearwater").

Ms. Blakemore updated the Board regarding construction of the water, sewer, and drainage to serve Wayside Village, Section 5, and reviewed Pape Dawson's recommendation that the Board approve Pay Estimate No. 3 in the amount of \$371,214.81, payable to Clearwater.

Ms. Blakemore updated the Board regarding preparation of 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.

DIRECTOR'S ELECTION

Ms. Trachtenberg discussed procedures related to the 2024 Directors Election. She presented a Certificate Declaring Unopposed Status of Candidates for Election to the Board of Directors executed by the Board Secretary stating that the District received two candidate applications for the two director positions for the May 4, 2024, Directors Election.

Ms. Trachtenberg next presented 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, Jonathan Reichel and Bonny Beasley, are declared elected to office to serve from the May 4, 2024, election until the May 6, 2028, Directors Election. She reviewed the posting requirements for the Order Cancelling.

Following review and discussion, Director Zimmerman moved to (1) accept the Certificate Declaring Unopposed Status of Candidates for Election to the Board of Directors; (2) adopt the Order Cancelling Election and Declaring Unopposed Candidates Elected to Office and authorize the Secretary's agent to post the Order Cancelling as required; and (3) direct that the Certificate and Order be filed appropriately and retained in the District's official records. The motion was seconded by Director Burgess and passed unanimously.

ATTORNEY'S REPORT

There was no discussion for this agenda item.

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

Nancy Zimmerman
Secretary, Board of Directors



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