

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 439

June 8, 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 8th day of June, 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 Reichel	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 Tony Garza of Rausch Coleman Homes; Jason Hajduk of IDS Engineering Group ("IDS"); Karen Sears of Storm Water Solutions, LLC ("SWS"); Derek Davenport of McLennan & Associates, L.P.; Odett Newman of Bob Leared Interests, Inc.; Hannah Brook and Ashley Ramos of Allen Boone Humphries Robinson LLP; and Julie Mancini and Zoe Leibowitz of Pape-Dawson Engineers, Inc. ("Pape-Dawson"), attending via teleconference.

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 May 11, 2023, regular meeting. Following review and discussion, Director Burgess moved to approve the minutes of the May 11, 2023, regular meeting, as presented. Director Beasley 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 Reichel 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 May, including the checks presented for payment. She reported that the District's 2022 taxes were 98.9% collected as of May 31, 2023. A copy of the tax assessor/collector's report is attached. Ms. Newman next stated the 2023 District preliminary value from the Harris County Appraisal District is \$67,635,270. After review and discussion, Director Reichel moved to approve the tax report and payment of the bills from the tax account. Director Burgess seconded the motion, which passed unanimously.

AUTHORIZE DELINQUENT TAX ATTORNEY TO PROCEED WITH COLLECTION OF DELINQUENT TAXES

The Board considered authorizing the District's delinquent tax attorney, Perdue, Brandon, Fielder, Collins & Mott, L.L.P. ("Perdue Brandon"), to proceed with the collection of delinquent taxes owed to the District as of July 1, 2023. After review and discussion, Director Reichel moved to authorize Perdue Brandon to proceed with the collection of outstanding delinquent taxes as of July 1, 2023. Director Burgess seconded the motion, which passed unanimously.

DETENTION POND MAINTENANCE

Ms. Sears reported on the maintenance of District detention facilities and presented and reviewed an inspection report, a copy of which is attached. She then reported on water quality concerns at the Wayside Village West Detention Pond, stating SWS compliance team has performed testing and the water quality has been determined to be in compliance with regulatory standards. Ms. Sears noted SWS has reported the water quality concerns to the Texas Commission on Environmental Quality (the "TCEQ") and the TCEQ is investigating. Following review and discussion, Director Burgess moved to approve the inspection report. Director Reichel seconded the motion, which passed unanimously.

ENGINEER'S REPORT

Mr. Hajduk reviewed an engineering report from IDS, a copy of which is attached.

Mr. Hajduk updated the Board on the Wayside Village 12-inch watermain extension project. He reviewed and recommended approval of Change Order No. 1 to the contract with Carter Construction, LLC ("Carter Construction") for the Wayside Village 12-inch watermain extension project in the amount of \$0.00 to provide for additional bonds to the City of Houston and for a reduction in existing bid item quantities, as recommended by Pape-Dawson. The Board determined that Change Order No. 1 is beneficial to the District.

Mr. Hajduk discussed a proposed upcoming bond application no. 2.

Following review and discussion, and based upon recommendation by the engineer, Director Reichek moved to (1) approve the engineer's report prepared by IDS; and (2) approve Change Order No. 1 in the amount of \$0.00 to the contract with Carter Construction for the Wayside Village 12-inch watermain extension project, based upon the Board's finding that the Change Order is beneficial to the District and Pape-Dawson's recommendation. Director Burgess seconded the motion, which passed unanimously.

ACCEPT DEEDS AND EASEMENTS

No deeds or easements were submitted for Board approval.

DEVELOPMENT IN THE DISTRICT

Mr. Garza reported on the status of development and the status of home sales by Rausch Coleman Homes.

ATTORNEY'S REPORT

There was no additional attorney report.

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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