

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 157

Minutes of Meeting of Board of Directors

June 18, 2024

The Board of Directors (“Board”) of Harris County Municipal Utility District No. 157 (“District”) met at 2727 Allen Parkway, Suite 1100, Houston, Harris County, Texas, on June 18, 2024, in accordance with the duly posted notice of the meeting, with a quorum of directors present as follows:

Leonard Spearman, President
Perla I. Flores, Vice President
Betty Niblett, Secretary

and the following absent:

Jason Valenzuela, Director.

Also present were Mr. Jorge Diaz of McLennan & Associates, LP; Mr. Calvin Browne and Mr. Lee Crenshaw of Municipal District Services; Ms. Patty Rodriguez of Bob Leared Interests; Ms. Karen Sears of Storm Water Solutions; Ms. Terese Wahl of Smith, Murdaugh, Little & Bonham, L.L.P.; and Mr. James D. Bonham, attorney for the District by videoconference.

The President called the meeting to order and declared it open for such business as might properly come before the Board.

1. The Board reviewed the minutes of the meeting of May 21, 2024, and upon unanimous vote, the minutes were accepted and approved.

2. The Board then reviewed the engineer’s report. It appeared that the notice to proceed has been given on the wastewater treatment plant improvements and pump deliveries are scheduled for August. The engineer is working with the Storm Water Solutions on the capital improvement plan. The engineer reported that there has been one request for a reservation of water and sewer capacity which is being reviewed. After discussion by the Board, upon unanimous vote, the Board approved the engineer's report.

3. Mr. Jorge Diaz presented the bookkeeper’s report reflecting activity in all accounts including the sewage treatment plant account. The Board considered invoices presented by the bookkeeper and a schedule of District investments. The Board also reviewed the comparison of actual versus budgeted revenues and expenditures for the general fund and sewage treatment plant account for the fiscal year ending December 31, 2024. After review and discussion, upon unanimous vote, the Board approved the bookkeeper’s report and the checks listed thereon.

4. Ms. Patty Rodriguez presented the tax assessor/collector’s report reflecting the District’s 2023 taxes to be 92.9% collected. The Board reviewed activity in the tax account and a schedule of delinquent taxes. The tax assessor/collector reviewed with the Board the 2024 preliminary tax value provided by the Harris County Appraisal District. The Board also authorized a schedule of delinquent personal property tax accounts to be moved to an

uncollectable roll. Upon motion duly made, seconded, and unanimously carried, the Board approved the tax assessor/collector's report and the checks drawn on the tax account.

5. Mr. Lee Crenshaw presented the operator's report reflecting the total connections in the District to be 4,168. The Board reviewed the regulatory information and the water production and consumption data reflecting 98.96% of the water pumped during the previous month had been accounted for. The operator reported on the operation of the water plants and the sewage treatment plant and reviewed with the Board the required repairs and maintenance to the District's facilities. The operator provided photographs, a repair invoice and supporting information for 20715 Stewart Crest Lane. The Board considered the circumstances resulting in the high bill and agreed to charge the customer the West Harris County Regional Water Authority fees, plus the sanitary sewer service fee, plus \$1,000, and allow the customer to pay the bill at the rate of \$300 per month plus current charges. The operator reported on the status of the smart meter installation and reported on fence damage resulting from trees falling in the District's easement at the Wastewater Treatment Plant. The Board agreed that the trees and debris should be cleaned, and the fence replaced. The operator then discussed with the Board installation of security fencing at the Wastewater Treatment Plant and advised that three bids had been received for the project. After discussion, the Board authorized proceeding with the low bidder at a cost of \$42,170. The Board also authorized repair of a brick wall that was damaged in the recent storm. The Board considered proposals for repair, replacement of reflectors, and painting fire hydrants in the District and upon unanimous vote, the Board approved the project at a cost of approximately \$72,000. The Board also reviewed the billing and collections data which appear in the report. After discussion, upon unanimous vote, the Board approved the operator's report including all action items and authorized termination of service to all customers with delinquent accounts in accordance with the District's Rate Order. The Board also authorized a schedule of delinquent accounts to be written off as uncollectable.

6. Ms. Karen Sears of Storm Water Solutions then presented a report on the maintenance of all properties cared for by Storm Water Solutions. The Board discussed proposed repairs to the Cannon Village stormwater quality basin and Ms. Sears provided greater detail on the project. After discussion, it was agreed that the proposal should be accepted and that any interested director visit the site with Ms. Sears to observe the needed repairs. After further discussion, the Board approved the Storm Water Solutions report.

7. The Board then considered the 2025 law enforcement contract with the Harris County Sheriff's office and upon unanimous vote, the contract was approved and executed.

8. The Board then considered a request from the Harris County Health Department to allow sampling of wastewater at the Wastewater Treatment Plant to identify diseases which may be discovered in the wastewater. After discussion, upon unanimous vote, the request was approved by the Board provided the Harris County Health Department provide the District with test results.

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


Secretary

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 157

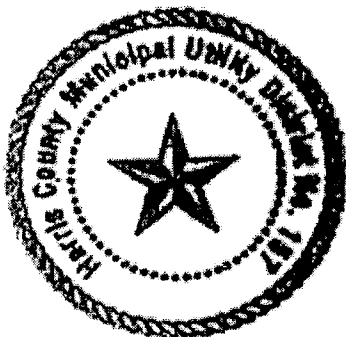
NOTICE OF PUBLIC MEETING

Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **2727 Allen Parkway, Suite 1100, Houston, Texas 77019**.

The meeting will be held at **12:00 p.m. on Tuesday, June 18, 2024**.

The subject of the meeting is to receive public comment on, consider and act on the following:

1. Minutes of Board of Directors Meeting(s)
2. Bookkeeper's Report; Checks and Invoices; Investment of District Funds; Investment Policy; Wastewater Treatment Plant and General Fund Budgets; Depository Pledge Agreement(s); Amendment to Budget
3. Tax Assessor/Collector's Report; Invoices and Checks; Delinquent Tax Collections; Investment of District Funds; Tax Rate; Tax Exemptions
4. Operator's Report; Operation, Maintenance and Repair of District Facilities; Water Quality Report; Waste Discharge Permit; Customer Appeals; Rate Order; Termination of Service on Delinquent Accounts
5. Engineer's Report; Design of Facilities; Advertisement for Bids; Construction Contract(s), Pay Estimate(s) and Change Order(s); Utility Commitments; Annexation of Land; Permit Matters; Proposal(s)
6. Storm Water Management Report
7. Other Matters: Order Appointing Director; Travel and Reimbursement Policy; Insurance; Consultant Contracts; Solid Waste Collection Contract; Contract for Electric Power; Arbitrage Compliance; Engage Auditor; Audit Report; Application to Texas Commission on Environmental Quality; Drought Contingency Plan; Water Conservation Plan; Continuing Disclosure; Issuance of Bonds; Elections; Contract for Law Enforcement Services
8. Pending Business



A handwritten signature in black ink, appearing to read "James D. Bonham".

James D. Bonham, Attorney for the District