

MINUTES
WALLER COUNTY MUNICIPAL UTILITY DISTRICT NO. 37

June 20, 2024

The Board of Directors (the "Board") of Waller County Municipal Utility District No. 37 (the "District") met in regular session, open to the public, on the 20th day of June, 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:

Matthew C. Deal	President
Mark Witcher	Vice President
Brian Welch	Secretary
Leigh Ellis III	Assistant Secretary
David Moriniere	Assistant Vice President

and all of the above were present except Directors Welch and Moriniere, thus constituting a quorum.

Also attending the meeting were Shamar O'Bryant of Land Tejas Development Company; Stephen Eustis of Robert W. Baird & Co. Incorporated; Blair Bozoarth and Rebecca Watkins of Quiddity Engineering, LLC ("Quiddity"); Tracey Scott of Myrtle Cruz, Inc. ("Myrtle Cruz"); Dana Hollingsworth of Municipal District Services ("MDS"); Patty Rodriguez of Bob Leared Interests; and Andrew Vaughan and Merry Heyne of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

There were no comments from the public.

APPROVE MINUTES

The Board considered approving the minutes of the May 9, 2024, regular meeting. After review and discussion, Director Deal moved to approve the minutes, as presented. Director Witcher seconded the motion, which passed unanimously.

SECURITY MATTERS

The Board reviewed a security patrol report, a copy of which is attached.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Scott presented and reviewed the bookkeeper's report, investment report, and the bills presented for payment from the District's accounts.

After review and discussion, Director Witcher moved to approve the bookkeeper's report and the checks presented for payment. Director Deal seconded the motion, which passed by unanimous vote. A copy of the bookkeeper's report is attached.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Rodriguez presented and reviewed the tax assessor/collector's report, a copy of which is attached. She stated that the District's 2024 preliminary value is approximately \$260,800,000. Following review and discussion, Director Deal moved to approve the tax assessor/collector's report. Director Ellis seconded the motion, which was approved by unanimous vote.

AUTHORIZE DELINQUENT TAX ATTORNEY TO PROCEED WITH COLLECTION OF DELINQUENT TAXES

Mr. Vaughan reported the District's delinquent tax attorney may begin to collect delinquent accounts within the District on July 1, 2024. After discussion, Director Deal moved to authorize the delinquent tax attorney to proceed with collection of delinquent 2023 taxes on July 1, 2024. Director Ellis seconded the motion, which passed unanimously.

OPERATION OF DISTRICT FACILITIES; HEARING ON TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT CUSTOMERS AND AUTHORIZE TERMINATION OF SERVICE

Ms. Hollingsworth presented and reviewed the operator's report, a copy of which is attached.

Ms. Hollingsworth then presented a list of delinquent customers to the Directors and reported the residents on the termination list were delinquent in payment of their water and sewer bills and were given written notification, in accordance with the District's Rate Order, prior to the meeting of the opportunity to appear before the Board of Directors to explain, contest, or correct their bills and to show why utility services should not be terminated for reason of non-payment.

After review and discussion, Director Ellis moved to (1) approve the operator's report; and (2) authorize termination of delinquent accounts in accordance with the District's Rate Order and direct that the delinquent customer list be filed appropriately and retained in the District's official records. Director Witcher seconded the motion, which passed by unanimous vote.

ENGINEERING MATTERS; DEEDS, EASEMENTS, ENCROACHMENT AGREEMENTS, WAIVERS OF SPECIAL APPRAISAL, AND PLAT MATTERS

Ms. Watkins updated the Board on engineering matters in the District, as reflected in Quiddity's report.

Ms. Watkins requested the Board approve a water meter easement for the proposed Katy Independent School District school in the District.

Ms. Watkins updated the Board on the Sunterra Section 14 and 16 punch list. She reported the punch list items required by Waller County have been completed, and Waller County has accepted the roads. Ms. Watkins recommended approval of payment in the amount of \$2,550.00 to Principal Paving Contractors LTD.

After review and discussion, Director Deal moved to (1) approve the engineer's report; (2) accept the easement; and (3) approve payment in the amount of \$2,550.00 for the Sunterra Section 14 and 16 punch list. Director Witcher seconded the motion, which passed by unanimous vote.

UPDATE ON SERIES 2024 UNLIMITED TAX UTILITY BONDS AND 2024 ROAD BONDS

Mr. Eustis discussed the Series 2024 Unlimited Tax Utility Bonds and 2024 Road Bonds.

PARK AND RECREATIONAL FACILITIES MATTERS

There was no discussion on this agenda item.

RENEWAL OF DISTRICT'S INSURANCE POLICIES

The Board reviewed the District's current insurance policies and renewal proposal as submitted by McDonald & Wessendorff Insurance, noting that the current coverage expires on August 11, 2024. Following review and discussion, Director Witcher moved to accept the renewal proposal for the District's insurance, and direct that the proposal be filed appropriately and retained in the District's official records. Director Ellis seconded the motion, which carried unanimously.

PUBLIC INFORMATION ACT TRAINING

Mr. Vaughan discussed with the Board the Texas Public Information Act ("TPIA") and noted that the Texas Legislature has made it explicit that officers and employees of governmental entities are temporary custodians of public information. The Board reviewed a memorandum regarding Texas Open Meetings Act ("TOMA") and TPIA training requirements, noted that all Directors have previously completed TOMA training, and encouraged the Board of Directors to receive TPIA training as soon

as possible and forward their certificate of completion to ABHR for inclusion in the District's permanent records.

REPORT ON DEVELOPMENT

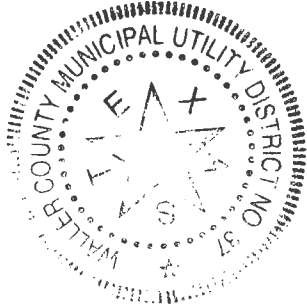
Mr. O'Bryant reported on development in the District.

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



Secretary, Board of Directors

(SEAL)



LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
Security patrol report	1
Bookkeeper's report.....	2
Tax assessor/collector's report	2
Operator's report.....	2
Engineer's report.....	3