

NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 9

Minutes of Meeting of Board of Directors

July 16, 2024

The Board of Directors (“Board”) of Northwest Harris County Municipal Utility District No. 9 (“District”) met at 12779 Jones Road, Houston, Harris County, Texas in accordance with the duly posted notice of the meeting, with a quorum of directors present as follows:

G. Ronald Mitchell, President
Donald L. Sheriff, Vice President
Coy L. Baskin, Sr., Secretary
Frank Ferraro, Director

and the following absent:

Mike Rogers, Director

Also present were Mr. Bob Ideus of Municipal Business Services, Inc.; Ms. Michelle Guerrero of Bob Leared Interests; Mr. Ronald Koehn of Koehn & Associates; Mr. Mark Ivy of M. Marlon Ivy & Associates; Ryan Day and Anthony Perez of Meritage Homes; Pete Huinker of HRGreen; and Mr. Austin T. Reed of Smith, Murdaugh, Little & Bonham, L.L.P.

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

1. The Board considered the minutes of the meetings of June 18, 2024 and July 2, 2024 and upon motion duly made, seconded and unanimously carried, the Board approved the minutes as presented.

2. The Board recognized Mr. Bob Ideus who presented the bookkeeper’s report. The Board then discussed the budget and inquired regarding consultant fees. After discussion, upon unanimous vote, the Board approved the bookkeeper’s report and the checks listed thereon.

3. The Board then recognized Ms. Michelle Guerrero who presented the tax assessor/collector's report reflecting the District's 2023 taxes to be 98.475% collected. After discussion, upon unanimous vote, the Board approved the tax assessor/collector's report as presented.

4. The Board then recognized Mr. Ronald Koehn who presented the engineer’s report, noting that 100% complete plans have been submitted for review with respect to the chloramine conversion project and that the capacity commitment for the 16 acres at Grant Road at Oak Hollow Drive has been transferred to Alliance Realty Partners. The Phase 1 and Phase 2 cleaning and video inspection of the sanitary sewer system is complete. The Board then

recognized Ryan Day who addressed the Board regarding the proposed annexation and development of the Sathoff property by Meritage Homes. Mr. Day reviewed land plans for the project with the Board. Mr. Day informed the Board that the homes will be sold individually, will not be marketed for rent, and that Meritage plans to develop the site as a gated community. Mr. Day then requested a feasibility study from the District, which the Boards then discussed. After discussion, upon unanimous vote, the Board approved the engineer's report.

5. The Board then recognized Mr. Mark Ivy, who discussed the District's facilities with respect to the recent weather event, noting that the District's surface water supply was restricted during the power outage. The Board then discussed District facilities with respect to power generation.

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


Secretary

NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 9
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 **12779 Jones Road, Houston, Harris County, Texas.**

The meeting will be held at **5:00 p.m. on Tuesday, July 16, 2024.**

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

1. Minutes of Board of Directors Meeting(s) of June 18, 2024 and July 2, 2024
2. Bookkeeper's Report; Checks and Invoices; Investment of District Funds; Investment Policy; General Fund Budget; Depository Pledge Agreement(s)
3. Tax Assessor/Collector's Report; Invoices and Checks; Delinquent Tax Collections; Investment of District Funds; Tax Rate; Tax Exemptions
4. Engineer's Report; Design of Facilities; Advertisement for Bids; Construction Contract(s), Pay Estimate(s) and Change Order(s); Annexation of Land; Permit Matters; Proposal(s); Request for Service; Utility Easements; Development of Land in District
5. Detention Pond Maintenance Report
6. Other Matters: Operations; Repair and Maintenance; Insurance; Rate Order; Contract for Electric Power; Drought Contingency Plan; Critical Load Submission; Application to Texas Commission on Environmental Quality; Continuing Disclosure
7. Pending Business





J. Davis Bonham, Jr.,
Attorney for the District