

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 503

June 27, 2024

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 503 (the "District") met in regular session, open to the public, on the 27th day of June, 2024, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Patrick Carrigan	President
Kevin Gilligan	Vice President
Jennifer Taylor	Secretary
Vacant	Assistant Secretary
Kelli Odum	Asst. Vice President/ Asst. Secretary

and all of the above were present except Director Taylor, thus constituting a quorum.

Also present at the meeting were Josh Rambo of McCall Gibson Swedlund Barfoot PLLC; Lynn Kurtz of Myrtle Cruz, Inc.; Amanda Benzman of Environmental Development Partners ("EDP"); Brenda McLaughlin of Bob Leared Interests; Kenrick Piercy of EHRA Engineering; and Katie Carner, Allison Leatherwood, and Jennifer Ramirez of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

There were no comments from the public.

APPROVE MINUTES

The Board reviewed the minutes of the May 23, 2024, regular meeting. After review and discussion, Director Odum moved to approve the minutes of the May 23, 2024, regular meeting, as submitted. Director Gilligan seconded the motion, which passed unanimously.

APPROVE AUDIT FOR FISCAL YEAR END MARCH 31, 2024

Mr. Rambo presented the draft District audit for the fiscal year ending March 31, 2024. Following review and discussion, Director Gilligan moved to approve the audit for fiscal year ended March 31, 2024, subject to final review. Director Odum seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Kurtz reviewed the bookkeeper's report, a copy of which is attached, including the bills submitted for the Board's review.

Following review and discussion, Director Odum moved to approve the bookkeeper's report and the checks presented for payment. Director Gilligan seconded the motion, which passed unanimously.

AUTHORIZE ATTENDANCE AT ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") FALL SEMINAR AND WINTER CONFERENCE

The Board considered authorizing attendance at the AWBD fall seminar and winter conference. After discussion, Director Gilligan moved to authorize any interested Directors to attend the AWBD fall seminar and winter conference. Director Carrigan seconded the motion, which passed unanimously.

UPDATE ON SECURITY MATTERS, INCLUDING APPROVE COST SHARING AGREEMENT FOR LAW ENFORCEMENT SERVICES WITH TOWNE LAKE COMMUNITY ASSOCIATION ("HOA")

The Board reviewed a Cost Sharing Agreement for Law Enforcement Services with the HOA for 50% of the cost of one deputy for the period from October 1, 2024, through September 30, 2025. After review and discussion, Director Gilligan moved to approve the Cost Sharing Agreement for Law Enforcement Services, subject to final review, and direct that it be filed appropriately and retained in the District's official records. Director Odum seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. McLaughlin reviewed the tax assessor/collector's report, a copy of which is attached, and stated that 98.6% of the District's 2023 taxes had been collected as of May 31, 2024.

Following review and discussion, Director Gilligan moved to approve the tax assessor/collector's report and the checks presented for payment. Director Leatherwood seconded the motion, which passed unanimously.

Ms. Carner stated that, due to legislative changes to the process by which appraisal district directors are selected, the terms of the current appointed directors on the Board of Harris Central Appraisal District ("HCAD") expire on December 31, 2024. The Board then considered nominating a candidate for the Board of Director Election for HCAD for a term beginning on January 1, 2025. After review and discussion, Director Gilligan moved to adopt a Resolution Nominating Candidate for Board of Director Election for HCAD, reflecting the District's nomination of Jonathan Cowen,

and direct that the Resolution be filed appropriately and retained in the District's official records. Director Odum 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, LLP ("Perdue Brandon"), to proceed with the collection of the 2023 delinquent tax accounts as of July 1, 2024. After discussion, Director Odum moved to authorize Perdue Brandon to proceed with the collection of the 2023 delinquent taxes. Director Carrigan seconded the motion, which passed unanimously.

OPERATION OF DISTRICT FACILITIES

Ms. Benzman reviewed the operator's report, a copy of which is attached.

Ms. Benzman reviewed a request from a customer for a utility bill adjustment for the May billing cycle due to higher-than-expected water usage. She reviewed the water usage on the account using data from the electronic meter.

The Board then discussed potentially adopting a leak adjustment policy at the next regular meeting.

Following review and discussion, Director Gilligan moved to (1) approve the operator's report; and (2) deny the request for a utility bill adjustment. Director Odum seconded the motion, which passed unanimously.

HEARING ON TERMINATION OF WATER AND SEWER SERVICE

Ms. Benzman submitted a list of delinquent accounts to the Board for termination of utility service. She stated that the accounts in question have been given written notification of the opportunity to appear, either in person or in writing, at the Board meeting to contest, explain, or correct the charges, services, or disconnection. Ms. Benzman noted that the accounts listed have neither attended the Board meeting nor contacted EDP's office or the District to contest or explain the charges. After discussion, Director Gilligan moved to authorize EDP to proceed with termination of utility service to the delinquent accounts pursuant to the provisions of the District's Rate Order. Director Odum seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Piercy reviewed the engineer's report, a copy of which is attached.

AGREEMENTS AND CONSTRUCTION CONTRACTS

There was no discussion on this agenda item.

REPORT ON UPRR/HIGHWAY 290 PROJECT

Mr. Piercy and Ms. Carner updated the Board on the status of Harris County Municipal Utility District No. 500 ("HC 500"), as Master District's, UPRR/Highway 290 Project.

UPDATE ON BOND APPLICATION NO. 1

Mr. Piercy updated the Board on the status of bond application no. 1.

DEEDS AND EASEMENTS

Ms. Carner stated that the developer has requested to convey a park reserve to the District. She stated that the tract has a West Harris County Regional Water Authority ("WHCRWA") easement over it and she understands the developer made improvements to the tract without prior authorization from WHCRWA. She reminded the Board that ABHR also represents the WHCRWA and recommended the District engage special counsel related to this matter. The Board then considered engaging Wilson, Cribbs & Goren, P.C. to provide legal services to the District. After review and discussion, Director Carrigan moved to authorize execution of an engagement letter with Wilson, Cribbs & Goren, P.C. for legal services related to the developer's request for conveyance of the park tract. Director Odum seconded the motion, which passed unanimously.

HC 500 MASTER DISTRICT MATTERS

Mr. Piercy updated the Board on the status of HC 500, as Master District, projects.

Ms. Carner updated the Board on HC 500's, as Master District, lake erosion rehabilitation project and preparation of the second park bond application.

REPORT ON DEVELOPMENT

Mr. Piercy updated the Board on the status of development in Towne Lake.

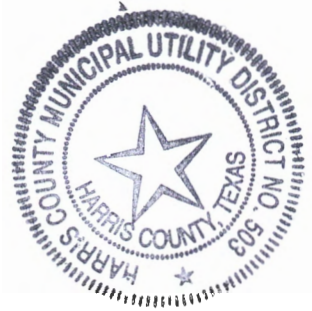
DISTRICT WEBSITE MATTERS

The Board discussed District website matters.

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


Secretary, Board of Directors

(SEAL)



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