

MINUTES
MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 142

August 14, 2024

The Board of Directors (the "Board") of Montgomery County Municipal Utility District No. 142 (the "District") met in regular session, open to the public, on the 14th day of August, 2024, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, TX, outside the boundaries of the District, and the roll was called of the duly appointed members of the Board:

Cody Carden	President
Fritz Fowler	Vice President
David J. Patrick	Secretary
Connor Lynch	Director
Cameron Feehan	Director

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

Also present at the meeting in person or via telephone were: Mustafa Abdul-Jabbar, member of the public; Brittany Neel and Shane Stuckey of Stuckey's LLC ("Stuckey's"); Kyle Cortez of Municipal Accounts & Consulting LP ("MAC"); Debbie Arellano of Bob Leared Interests; Michael Sullivan of Bleyl & Associates Project Engineering and Management ("Bleyl"); Katherine Cabrera of Academy Development; and Angie Lutz, Hannah Bradley and Arlene Catalan of Allen Boone Humphries Robinson LLP.

PUBLIC COMMENT

Ms. Bradley offered any members of the public attending the meeting the opportunity to make a public comment.

The Board reviewed correspondence from the property owner of 2143 Lost Timbers Drive, a copy of which is attached. The Board discussed the property owner's request for assistance with repair costs for their home due to damage caused by fallen trees during Hurricane Beryl. After review and discussion, the Board took no action on the matter.

Director Carden addressed the Board regarding the District's service agreement with MAC, expressing concern over the high service costs. He requested soliciting proposals for alternative bookkeeping companies. Discussion ensued. After discussion, the Board requested an item be placed on the agenda to review bookkeeping proposals at their next regular meeting.

MINUTES

The Board considered approving the minutes of the July 10, 2024, meeting. After review and discussion, Director Patrick moved to approve the minutes. Director Carden seconded the motion, which passed unanimously.

MAINTENANCE OF DISTRICT DETENTION FACILITIES, AND APPROVE APPROPRIATE ACTION

Ms. Neel presented and reviewed a maintenance report, a copy of which is attached.

Ms. Neel presented and reviewed a revised proposal for the landscaping and maintenance of Woods of Conroe with additional tributary mowing at an annual cost of \$57,714.25.

Ms. Neel presented and reviewed a revised proposal for the maintenance of Mackenzie Creek Sections 3 and 4, at an annual cost of \$32,617.50.

Ms. Neel then presented and reviewed a revised proposal for the maintenance of Caney Creek Place, at an annual cost of \$16,407.40.

Copies of the presented proposals are attached to the maintenance report.

Director Carden requested consideration to increase the maintenance schedule for the Woods of Conroe tributary areas. He stated that he would notify Stuckey's of the areas of concern.

After review and discussion, Director Patrick moved to: (1) approve the maintenance report; and (2) approve the above-mentioned maintenance proposals. Director Carden seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Mr. Cortez presented and reviewed a bookkeeper's report, a copy of which is attached, including a list of checks presented for payment. Following review and discussion, Director Fowler moved to approve the bookkeeper's report and pay the bills. Director Feehan seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Arellano presented and reviewed the tax assessor/collector's report, a copy of which is attached. Following review and discussion, Director Patrick moved to approve the tax assessor/collector's report and payment of the tax bills. Director Feehan seconded the motion, which passed unanimously.

DISCUSS 2024 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING REGARDING ADOPTION OF TAX RATE

There was no discussion on this agenda item.

ENGINEERING MATTERS

Mr. Sullivan presented and reviewed the engineer’s report, a copy of which is attached.

Mr. Sullivan updated the Board regarding Mackenzie Creek, Section 4 water, sewer, and drainage improvements and reviewed and recommended approval of Pay Estimate No. 6 in the amount of \$36,147.50, payable to R Construction Company.

Mr. Sullivan updated the Board regarding Mackenzie Creek Section 4 paving improvements and reviewed and recommended approval of Pay Estimate No. 3 in the amount of \$528,369.27 and Pay Estimate No. 4 in the amount of \$54,760.94, payable to Northtex Construction, LLC.

Following review and discussion and based on the engineer’s recommendation, Director Feehan moved to: (1) approve the engineer’s report; (2) approve Pay Estimate No. 6 in the amount of \$36,147.50; (3) approve Pay Estimate No. 3 in the amount of \$528,369.27; and (4) approve Pay Estimate No. 4 in the amount of \$54,760.94. Director Carden seconded the motion, which passed unanimously.

ANNEXATION MATTERS

Ms. Bradley updated the Board on the annexation of Whispering Valley Estates and reported that it continues to be pending City of Conroe approval.

Mr. Sullivan reported that Bleyl is working on the feasibility study for the Ellison Collections annexation request but stated that he anticipates it will be ready for the next Board meeting.

DEVELOPMENT IN THE DISTRICT

Ms. Cabrera updated the Board regarding development in Mackenzie Creek Sections 3 and 4.


NEXT MEETING DATE

The Board concurred to meet on September 11, 2024.

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

(SEAL)




Secretary, Board of Directors

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