

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 371

Minutes of Meeting of Board of Directors
September 17, 2024

The meeting of the Board of Directors ("Board") of Harris County Municipal Utility District No. 371 ("District") met at Saltgrass Steakhouse, 23952 Northwest Freeway, Cypress, Texas 77429 in accordance with the duly posted notice of said meeting, with a quorum of directors present, as follows:

Brad Davidsen, Vice President
Chris Von Wiesenthal, Assistant Vice President
Trisha Bonar, Secretary
Joseph Deluke, Assistant Secretary

and the following absent:

Stephen Jester, President

Also present were Ms. Demitra Berry, bookkeeper for the District; Ms. Shammarie Leon, tax assessor-collector for the District; Mr. Chris Townsend, operator for the District; Mr. Hussain Ifikhar, engineer for the District; Mr. Loren Morales of Rathmann & Associates, L.P.; and Mr. J. Davis Bonham, Jr. and Mr. Austin T. Reed, attorneys for the District.

The Vice President opened the meeting for such business as might come before it.

1. The Board opened the floor for public comment. There was no public comment.
2. The Board reviewed the minutes of the meeting held on August 20, 2024. Upon motion duly made, seconded and unanimously carried, the Board approved the minutes as presented.
3. Ms. Berry presented the bookkeeper's report. The Board reviewed the report in detail. Upon motion duly made, seconded and unanimously carried, the Board approved the bookkeeper's report as presented and authorized payment of invoices as reflected therein.
4. Mr. Bonham advised the Board regarding the engagement of the District's auditor, McGrath & Co., noting that the District and auditor share an evergreen contract. Upon motion duly made, seconded and unanimously carried, the Board authorized the District's auditor to prepare the audit for the fiscal year ended August 31, 2024.
5. Ms. Leon presented the tax assessor-collector's report. 2023 taxes are 99.567% collected. Upon motion duly made, seconded and unanimously carried, the Board approved the tax assessor-collector's report and the checks drawn on the tax fund.

6. The Board recognized Mr. Townsend who presented the operator's report. Mr. Townsend reviewed maintenance and repairs in detail, and presented a delinquent accounts for service termination and for collection. The Board then discussed blower motor issues at the wastewater treatment plant and the HPTs and booster pumps at the water treatment plant, including with respect to pneumatic reads on the HPTs. Mr. Townsend noted that water accountability has not been calculated due to numerous rereads on out of District consumers which the District provides water to. Mr. Townsend noted cooperative efforts between Prologis and the District regarding drainage facilities and the District's swale. Upon motion duly made, seconded, and unanimously carried, the Board approved the operator's report as presented and approved termination of service as necessary pursuant to the District's Rate Order, as well as the transfer of certain delinquent accounts to collections.


7. Mr. Iftikhar then presented the engineer's report. The engineer is working with Cla-Val to mitigate water hammer issues at the water plant. An engineering fee proposal was provided for the replacement of existing sanitary forcemain. The engineer is working to develop a District GIS website. Further, a fee proposal was provided with respect to the advertisement of the electrical service replacement. The engineer noted cooperative efforts with the District's operator and Prologis with respect to the drainage pattern at the Prologis site and interference with the District's swale. Finally, the engineer provided an updated estimate of value for District facilities. After discussion, upon motion duly made, seconded and unanimously carried, the Board approved the engineer's report as presented and those action items contained therein.

8. Mr. Morales addressed the Board regarding its 2024 tax rate, recommending a published rate for public hearing of \$0.700. After discussion, upon motion duly made, seconded and unanimously carried, the Board found the District to be a developed district, called a public hearing on the 2024 tax rate in a published and proposed amount of \$0.700 with \$0.295 allocated to debt service and \$0.405 allocated to maintenance and operations, and authorized the District's tax assessor-collector to prepare and publish notice of the public hearing.

9. The Board tabled the HOA landscaping and funding matter.

10. Mr. Bonham advised the Board regarding Acclaim Energy's request to be placed on the agenda regarding a proposed Acclaim Energy Management Agreement. The Board noted that no representative of Acclaim Energy is present at the meeting.

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

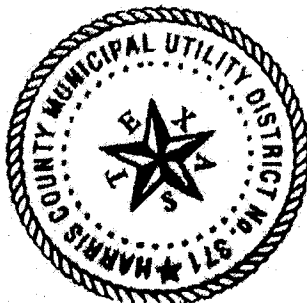

Secretary

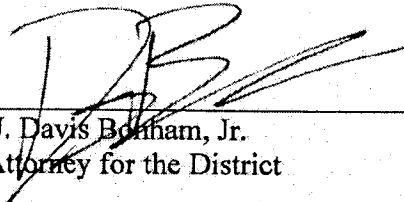
**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 371
NOTICE OF PUBLIC MEETING**

Notice is hereby given to all interested parties that the Board of Directors of the captioned District will hold a public meeting at **Saltgrass Steakhouse, 23952 Northwest Freeway, Houston, Texas 77429.**

The meeting will be held at **6:30 p.m. on Tuesday, September 17, 2024.**

1. Public comments
2. Approve minutes of Board meetings held on August 20, 2024
3. Bookkeeper's report; review invoices and authorize payment of bills; review investment report and approve investment of District funds; Deposit of District Funds
4. Engage Auditor
5. Tax assessor-collector's report; status of tax collections; review invoices and authorize payment; status of delinquent taxes; authorize litigation as necessary; consider any taxpayer appeals; approve installment payment agreements, as necessary; Depository Pledge Agreement
6. Resolution (1) Finding District to be Low Tax Rate, Developed, Developing, or Developed District in a Declared Disaster Area, (2) Calling Public Hearing on 2024 Tax Rate and (3) Authorizing Tax Assessor-Collector to Prepare and Publish Notice of the Public Hearing
7. Operator's report; review active connections and water accountability; status of operation, maintenance and repair of District facilities; consider customer appeals and accounting issues; approve termination of service on delinquent accounts; Hazardous Operations Review; West Harris County Regional Water Authority; Consumer Confidence Report
8. Engineer's report; authorize preparation of plans as appropriate; authorize advertising for bids; award contracts; approve change orders; Sanitary Forcemain Replacement
9. HOA Landscaping; Request for Funding
10. Security report
11. Acclaim Energy Management Agreement
12. Pending business





J. Davis Boham, Jr.
Attorney for the District