

## WEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 4

Minutes of Meeting of Board of Directors  
August 26, 2024

The Board of Directors (“Board”) of West Harris County Municipal Utility District No. 4 (“District”) met on August 26, 2024 at 303 Bridge Crest Blvd., Houston, Harris County, Texas, in accordance with the duly posted notice of said meeting, with a quorum of Directors present as follows:

Mary Gomez, President  
Hanna Affram, Vice President  
Michael Cummings, Treasurer  
Jack Patel, Assistant Secretary

and the following absent:

Anthony Rodriguez, Secretary

Also present were Ms. Raquel Garcia, the District’s operator; Mr. Sean Humble, the District’s engineer; Ms. Michelle Guerrero, the District’s tax assessor-collector; Mr. Bob Ideus, the District’s bookkeeper; and Ms. Jennifer B. Seipel, attorney for District.

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

1. The Board opened the floor for public comment. None was received.

2. The Board reviewed the minutes of the meeting held on July 29, 2024. Upon motion duly made, seconded and unanimously carried, the Board approved the minutes as presented.

3. Ms. Guerrero presented the tax assessor-collector’s report, copy attached, which showed 97.7% collections for 2023 taxes as of the date of the report. Upon motion duly made, seconded and unanimously carried, the Board approved the tax assessor-collector’s report and the checks listed thereon as presented.

4. Having not received the 2024 taxable values from the Harris County Appraisal District, the Board tabled consideration of the Resolution (1) Finding District to be Low Tax Rate, Developed, Developing, or Developed District in a Declared Disaster Area, (2) Calling

Public Hearing on 2023 Tax Rate and (3) Authorizing Tax Assessor-Collector to Prepare and Publish Notice of the Public Hearing.

5. Mr. Ideus presented the bookkeeper's report, copy attached. He noted that the District is in the tenth month of its September 30, 2024 fiscal year. Upon motion made, seconded, and duly carried, the Board approved the bookkeeper's report as presented.

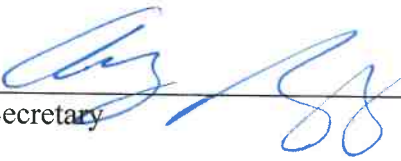
6. The Board tabled consideration of a draft budget for the fiscal year ending on September 30, 2025. The attorney stated that she would place a resolution adopting a budget for the District's next fiscal year on the September agenda.

7. Ms. Garcia presented the operator's report, copy attached. She noted 566 connections in the District with 84.8% water accountability for the previous month. The District's wastewater treatment plant operated at 39% of its capacity. The operator discussed the replacement of the fence at the water plant. The operator stated that she and the attorney attempted to obtain additional information from Fencecrete regarding the existing warranty but were unsuccessful in their efforts. In connection with that discussion, the Board requested the operator to obtain proposals for various types of replacement fences. The operator then reported that the installation of a float system at the wastewater treatment plant is ongoing. The Board then discussed what basic services are included under the operator's existing agreement, with the attorney recommending that the contract be amended to clarify such matter. The Board stated that it would like to discuss the matter further at the next meeting. The operator reviewed a list of delinquent accounts to the Board for termination of utility service. After discussion, upon motion duly made, seconded and unanimously carried, the Board approved the operator's report and action items thereon as presented.

8. Mr. Humble presented the engineer's report, copy attached. With regard to the purchase of capacity in the Chelford City MUD wastewater treatment plant, the engineer stated that the financial advisor will provide additional information at the next meeting. Mr. Humble also presented a draft of the District's lead service line inventory, which will be submitted to the Texas Commission on Environmental Quality by the October deadline.

9. The Board considered a proposal from Storm Water Solutions for repairs to Westheimer Place detention pond no. 3 in the amount of \$2,200.00. After some discussion, the Board unanimously approved the proposal as presented.

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

  
Secretary