

## HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 371

Minutes of Meeting of Board of Directors  
October 15, 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:

Stephen Jester, President  
Brad Davidsen, Vice President  
Joseph Deluke, Assistant Secretary

and the following absent:

Trisha Bonar, Secretary  
Chris Von Wiesenthal, Assistant Vice 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. Bob Wempe, engineer for the District; Deputy McGinnis of the Harris County Sheriff’s Office; and Mr. J. Davis Bonham, Jr. and Mr. Austin T. Reed, attorneys for the District.

The 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 September 17, 2024. Upon motion duly made, seconded and unanimously carried, the Board approved the minutes as presented.
3. Ms. Berry presented the bookkeeper’s report and noted that among the checks to be approved for disbursement is the District’s payment of the Texas Commission on Environmental Quality’s regulatory assessment fee. 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. Ms. Leon presented the tax assessor-collector’s report. 2023 taxes are 99.689% 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.
5. The Board then confirmed the publication of notice of the District’s intent to hold a public hearing and set the 2024 tax rate at this meeting. Accordingly, the Board opened a public hearing on the District’s proposed 2024 tax rate. It appeared that the Harris County Appraisal District had heretofore prepared and certified to the District’s tax assessor-collector the

final 2024 appraisal roll of the District. The Board then discussed the tax rate. The public hearing was then closed.

6. The Board then considered the Order Setting Tax Rate, Approving Tax Roll, and Levying Debt Service and Maintenance and Operation Tax for the Year 2024. Upon motion duly made, seconded, and unanimously carried the Board adopted the attached Order accepting the final appraisal roll and setting a maintenance and operations rate of \$0.405 per \$100 in taxable valuation and a debt service tax rate of \$0.295, for a total tax rate of \$0.70 per \$100 in taxable valuation.

7. The Board then considered the Amendment to Statement of Directors. Upon motion duly made, seconded, and unanimously carried, the Board approved the amendment to statement of directors reflecting the 2024 tax rate as presented.

8. 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, as well as one account for write off as uncollectible. The District's water accountability was 95%. The Board then discussed blower motor issues at the wastewater treatment plant, including the cooperative efforts of the District's operator and engineer to evaluate solutions for ongoing blower failures, maintenance, and plans for repair or replacement. The Board then discussed procedures for delinquent account collection and directed the District's operator to forego service terminations for the month of October. Thereafter, the Board discussed the District's accountability and meter replacements and directed the District's operator to provide a list of the District's meters as to age as illustrated by gallons read. The Board then discussed the District's programmable logic controller and the District's operator noted that he will meet with Schneider Electric to evaluate the mechanism and discuss SCADA mechanisms. Upon motion duly made, seconded, and unanimously carried, the Board approved the operator's report as presented and approved the transfer of the discussed delinquent account to the uncollectable list.

9. The Board tabled discussion of the District's rate order and fee schedule.

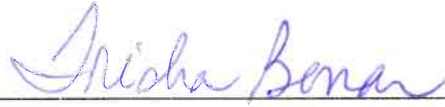
10. The Board then considered the District's drought contingency plan, noting that the plan has been revised to address TCEQ requirements regarding wholesale water distribution and rationing and potential contracts by the District relating thereto. Upon motion duly made, seconded and unanimously carried, the Board adopted the revised drought contingency plan.

11. Mr. Wempe then presented the engineer's report. The engineer is awaiting Cla-Val's quote for the supply and installation of a valve at the water plant. The District's wastewater treatment plant permit approval is underway. The engineer is obtaining the permit for the disinfection system at the water plant. Finally, the engineer continues to monitor Prologis site work to observe drainage and compliance. After discussion, upon motion duly made, seconded and unanimously carried, the Board approved the engineer's report as presented.

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

13. Deputy McGinnis provided a security report, noting continuing efforts with respect to traffic enforcement and safety and that the District has not experienced any noticeable increase in criminal activity since the last security report.

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



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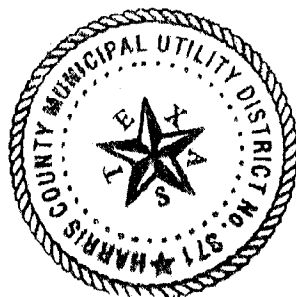
Secretary

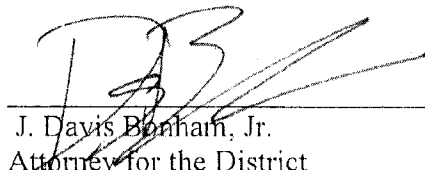
**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 371  
NOTICE OF PUBLIC MEETING**

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, October 15, 2024.**

1. Public comments
2. Approve minutes of Board meetings held on September 17, 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. 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
5. Public Hearing on Proposed 2024 Tax Rate
6. Order Setting Tax Rate, Approving Tax Roll, and Levying Debt Service Tax and Maintenance and Operation Tax for the Year 2024
7. Amendment to Statement of Directors
8. 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
9. Rate Order; Fee Schedule
10. Drought Contingency Plan
11. Engineer's report; authorize preparation of plans as appropriate; authorize advertising for bids; award contracts; approve change orders; Sanitary Forcemain Replacement
12. HOA Landscaping; Request for Funding
13. Security report
14. Pending business



  
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J. Davis Bonham, Jr.  
Attorney for the District