

**MINUTES OF MEETING
OF THE BOARD OF DIRECTORS**

September 16, 2024

STATE OF TEXAS §

COUNTY OF HARRIS §

NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 21 §

The Board of Directors (the “Board”) of **Northwest Harris County Municipal Utility District No. 21** (the “District”) met in regular session, open to the public, at 6330 West Loop South, Suite 150, Bellaire, Texas 77401, on Monday, September 16, 2024, whereupon roll was called of the members of the Board, to-wit:

Rand R. Wall	-	President
Bill Tallas	-	Vice President
Bruce Popper	-	Secretary
Andy Johnston	-	Assistant Secretary
Matthew Barton	-	Assistant Secretary

All members of the Board were present except Director Popper, thus constituting a quorum.

Also present at the meeting were: Jon Strange of JNS Consulting Engineers, Inc. (“JNS”); Lina Loaiza of Bob Leared Interests (“BLI”), the District’s Tax Assessor/Collector (“TAC”); Howard Wilhite of H2O Innovation Operation and Maintenance, LLC (“H2O”), Operator for the District (“Operator”); Wesley Lay of Quiddity Engineering (“Quiddity”), Engineer for the District (“Engineer”); Christina Ferguson of Myrtle Cruz, Inc. (“MCI”), the District’s Bookkeeper (“Bookkeeper”); Bill Blich of Blich Associates, Inc., Financial Advisor for the District (via telephone); Joseph Ellis of McCall Gibson Swedlund Barfoot, PLLC, Auditor for the District; and John Cannon and Laken Jenkins Kilgore of Coats|Rose, P.C. (“Coats|Rose”), the District’s legal counsel.

Whereupon, the meeting was called to order in accordance with notice posted pursuant to Texas law, and the following action was conducted. A copy of the posted agenda notice is attached hereto as Exhibit “A.”

HEAR FROM PUBLIC

The Board noted that there were no members of the public wishing to address the Board.

TAX ASSESSOR/COLLECTOR'S REPORT

The Board recognized Ms. Loaiza who reviewed the TAC's Report and a list of delinquent tax accounts, copies of which are attached hereto as Exhibit "B." As of August 31, 2024, 88.00% of the 2023 tax levy has been collected.

Following a discussion of the report and the status of collection of delinquent taxes, upon a motion made by Director Tallas, seconded by Director Johnston, the Board voted unanimously to approve the TAC's Report and the action items therein.

BOOKKEEPER'S REPORT

The Board recognized Ms. Ferguson, who submitted to and reviewed with the Board the Bookkeeper's Report, including invoices for payment, a copy of which is attached hereto as Exhibit "C."

The Board requested the Bookkeeper to start including a bond tracking page along with the Bookkeeper's Report.

Following review and discussion and based on a motion by Director Johnston, which was seconded by Director Barton, the Board voted unanimously to approve the Bookkeeper's Report, the invoices submitted for payment.

AUDITOR'S REPORT

The Board recognized Mr. Ellis, who reviewed the District's audit for fiscal year ended May 31, 2024, copies of which are attached hereto as Exhibit "D." Following review and discussion of the audit and based on a motion by Director Johnston, which was seconded by Director Tallas, the board voted unanimously to approve the audit for the fiscal year ended May 31, 2024 and authorize the filing of same with the Texas Commission on Environmental Quality per applicable rules.

OPERATOR'S REPORT

The Board recognized Mr. Wilhite, who presented the Operator's Report, a copy of which is attached hereto as Exhibit "E." Mr. Wilhite reported as follows:

- The District has a total of 90 connections;
- The combined billed consumption for the month was 16,126,000 gallons of water;
- There were no cut-offs; and
- Attached to the Operator's Report is a list of charges over \$500.

Mr. Wilhite noted that there was one E. Coli excursion. He investigated and determined it was the collector's error. He will report to TCEQ.

After discussion, upon a motion brought by Director Johnston, seconded by Director Barton, the Board voted unanimously to approve the Operator's Report.

FINANCIAL ADVISOR'S REPORT

The Board recognized Mr. Blich who presented the District's 2024 tax rate analysis, a copy of which is attached hereto as Exhibit "F." Mr. Blich explained the procedures that the District must follow prior to adopting a tax rate for 2024. Upon a motion by Director Johnston, duly seconded by Director Barton, after full discussion and the question being put to the Board, the Board voted unanimously to call a public hearing and authorize the publication of notice of the District's tax rate hearing and information on the District's proposed tax rate of \$0.498 per \$100 of assessed value, consisting of \$0.304 for debt service and \$0.194 for maintenance and operations.

ENGINEER'S REPORT

The Board recognized Mr. Lay of Quiddity, who presented the Engineer's Report attached hereto as Exhibit "G."

The following action items were presented:

- **WWTP Motor Control Center ("MCC") & Blower Replacement**
 - Mr. Lay presented Pay Estimate No. 19 in the amount of \$63,144.93 to Sustanite Support Service for the Board's review and approval.

After further discussion, upon a motion brought by Director Tallas, seconded by Director Barton, the Board voted unanimously to approve the Engineer's Report and the action items therein.

ATTORNEY'S REPORT

Minutes

The Board recognized Mr. Cannon, who presented the minutes of the meeting held on August 19, 2024, previously distributed to the Board. Upon a motion made by Director Tallas and seconded by Director Barton, the Board voted unanimously to approve said minutes.

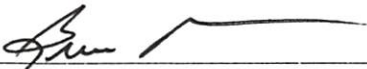
Renewal of District's Insurance

The Board next considered renewing the District's insurance and reviewed a renewal proposal from McDonald & Wessendorff Insurance, a copy of which is attached hereto as Exhibit "H." Following review and discussion and based on a motion by Director Johnston and seconded by Director Barton, the Board voted unanimously to accept the

renewal proposal and renew the District's insurance with McDonald & Wessendorff Insurance.

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

PASSED, APPROVED and ADOPTED this October 21, 2024.



Secretary, Board of Directors

(Seal)

