

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 183
Minutes of Meeting of Board of Directors
September 24, 2024

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 183 (the "District") met in regular session, open to the public on September 24, 2024, in accordance with the duly posted notice of public meeting, and the roll was called of the duly constituted officers and members of said Board of Directors, as follows:

Anthony (Jerry) Langley, President
Rudy Alvarado, Vice President
Chad Vowell, Secretary
Robert Pollard, Assistant Secretary
Daniel Mushen, Assistant Secretary

all of whom were present, thus constituting a quorum.

Also present was Chad Walker of Quiddity Engineering, LLC ("Quiddity"); Jorge Diaz of McLennan & Associates ("McLennan"); Michelle Guerrero of Bob Leared Interest, Inc. ("Leared"); Debbie Shelton of Masterson Advisors, LLC ("Masterson"); Mike Scott of Si Environmental, LLC ("SE"); and Gina Free and MyMy Pham of Schwartz, Page & Harding, L.L.P. ("SPH").

Following the roll call, the meeting was called to order and declared open for such business as might regularly come before the Board.

PUBLIC COMMENTS

The Board began by opening the meeting for public comments. It was noted that no members of the public were present.

APPROVAL OF MINUTES

The Board next considered approval of the minutes of the Board meeting held on August 27, 2024. Following discussion, Director Vowell moved that the minutes of the August 27, 2024, meeting be approved, as written. Director Pollard seconded said motion, which unanimously carried.

BOOKKEEPER'S REPORT AND INVESTMENT REPORT

Mr. Diaz presented to and reviewed with the Board the Bookkeeper's Report, dated September 24, 2024, a copy of which is attached hereto as **Exhibit A**, including the disbursements presented for payment from the District's various accounts, and the District's Investment Report for the period ended August 31, 2024, a copy of which is included with the Bookkeeper's Report.

A discussion ensued regarding payments to AT&T. Mr. Diaz advised that payments are now being applied correctly and advanced payments are being made to ensure service is not disrupted. He additionally advised that McLennan is working with AT&T to waive any late fees and penalties.

After discussion, Director Vowell moved that (i) the Bookkeeper's Report be approved and (ii) the disbursements identified in the Report be approved for payment. Director Pollard seconded the motion, which unanimously carried.

TAX ASSESSOR-COLLECTOR'S REPORT

Ms. Guerrero then reviewed the Tax Assessor-Collector's Report for the month of August 2024, a copy of which is attached hereto as **Exhibit B**, including the disbursements presented for payment. After discussion, Director Vowell moved that the Tax Assessor-Collector's Report be approved and the disbursements identified in the Report be approved for payment. Director Pollard seconded said motion, which unanimously carried.

FINANCIAL ADVISORS TAX RATE RECOMMENDATION

There next followed a discussion concerning the requirements for notice of the District's intention to adopt a 2024 tax rate. Ms. Free advised that, pursuant to the Texas Water Code, as amended, the District is required to provide a notice containing certain tax-related information in connection with the meeting at which the adoption of a tax rate will be considered. She further advised that the information to be included in the notice is set forth in the Texas Water Code and includes the proposed tax rate to be adopted. Ms. Free advised that the District must provide the notice by either (1) publishing it at least once in a newspaper having general circulation in the District at least seven (7) days before the date of the meeting at which the tax rate will be adopted, or (2) mailing it to each owner of taxable property in the District, at the address shown on the most recently certified tax roll of the District, at least ten (10) days before the date of the meeting.

Ms. Shelton then presented and reviewed Masterson's 2024 Debt Service Tax Rate Recommendation, a copy of which is attached hereto as **Exhibit C**. After discussion on the matter, Director Alvarado moved that the District's tax assessor-collector be authorized to publish notice of the District's intention to adopt a 2024 debt service tax rate of \$0.1875 per \$100 of assessed valuation and a 2024 maintenance tax rate of \$0.25459 per \$100 of assessed valuation, for a total tax rate of \$0.44209 per \$100 of assessed valuation, at its next meeting in the form and at the time required by law. Director Mushen seconded said motion which unanimously carried.

DELINQUENT TAX COLLECTIONS ATTORNEY'S REPORT

The Board next considered the Delinquent Tax Collections Attorney's Report (the "Delinquent Report") from Perdue, Brandon, Fielder, Collins & Mott, L.L.P. ("Perdue"), a copy of which is attached hereto as **Exhibit D**. A discussion ensued regarding Perdue's request to terminate water service to certain delinquent tax accounts. Ms. Free reminded the Board of its policy for accounts owing less than \$500. Following discussion, Director Vowell moved that

Perdue be authorized to send water termination letters to the eligible customers included in the Report. Director Pollard seconded the motion, which unanimously carried.

OPERATIONS AND MAINTENANCE REPORT

Mr. Scott presented to and reviewed with the Board the Operations and Maintenance Report dated September 24, 2024, a copy of which is attached hereto as **Exhibit E**. Mr. Scott reported that the new posting sign has been installed. Discussion ensued regarding operation charges shown by month related to water well operations. Mr. Scott advised that he will investigate same and report back to the Board. He also advised that SE will include information regarding the meter replacement program on future Reports. Following discussion, Director Vowell moved to approve the termination of delinquent accounts in accordance with the District's Rate Order. Director Pollard seconded the motion which unanimously carried.

ENGINEER'S REPORT

Mr. Walker next presented to and reviewed with the Board the Engineer's Report dated September 24, 2024, a copy of which is attached hereto as **Exhibit F**. Mr. Walker advised that the business located at 5222 Barker Cypress, Suite 120 opened prior to Quiddity's plan approval for the build-out. In connection therewith, Mr. Walker recommended that the Board issue a Notice of Violation to the customer, granting the customer ninety (90) days to complete and comply with the District's plan approval requirements. He further recommended that if the customer fails to comply within ninety (90) days, that the Board consider imposing fines and penalties and potentially water termination, all in accordance with the District's Rate Order. Mr. Walker next presented a Schedule of Hourly Rates, a copy of which is included with **Exhibit F**.

Following discussion, Director Pollard moved to (i) approve the Engineer's Report, and (ii) authorize SPH to send a Notice of Violation to the commercial customer, as discussed. Director Vowell seconded the motion which unanimously carried.

UTILITY COMMITMENTS

The Board then considered the status of the Utility Commitment for Distinction International Christian Church ("Distinction"). Mr. Walker advised that he has requested additional information from Distinction regarding the proposed building and will report back to the Board.

DISCUSSION REGARDING THE PROPOSED ADMINISTRATIVE BUILDING

Ms. Free advised that the District's construction counsel is currently reviewing the form of architect agreement provided by LDDBlueline.

Mr. Scott, Ms. Shelton, and Ms. Guerrero exited the meeting at this time.

SECURITY REPORT

The Board deferred consideration of the security report.

ATTORNEY'S REPORT

The Board next considered the Attorney's Report. Ms. Free discussed resident requests for exhibits to the minutes. The Board requested that SPH treat said requests as Open Records Requests and respond accordingly.

FUTURE AGENDA ITEMS

The Board did not request any items be placed on future agendas other than those already discussed and regular, on-going items.

ADJOURNMENT

There being no further business to come before the Board, upon motion made by Director Langley, seconded by Director Vowell, and unanimously carried, the meeting was adjourned.

(SEAL)


Secretary, Board of Directors

**Harris County Municipal Utility District No. 183
EXHIBITS**

- Exhibit A Bookkeeper's Report
- Exhibit B Tax Assessor-Collector Report
- Exhibit C Tax Rate Recommendation
- Exhibit D Delinquent Tax Report
- Exhibit E Operations and Maintenance Report
- Exhibit F Engineer's Report

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