

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

**October 21, 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, October, 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 Directors Johnston and Barton, thus constituting a quorum.

Also present at the meeting were: 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 and Aylvia McEwen 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; and Krystal A. Joseph, attorney 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.

**CONDUCT HEARING ON TAX RATE AND ADOPT ORDER SETTING TAX RATE**

The Board opened the meeting to a public hearing on the proposed 2024 tax rate and confirmed that notice of such hearing was published according to applicable law, a copy of which is attached hereto as Exhibit “B.” It was noted that no members of the public were in attendance to address the matter of the tax rate. The public hearing was closed, and the Board meeting resumed.

Having conducted a hearing on the tax rate and following discussion, Director Tallas made a motion to levy a proposed tax rate of \$0.4940 per \$100 of assessed value 2024 tax rate consisting of \$0.19 per \$100 of assessed valuation for maintenance and operation purposes and \$0.3040 of assessed valuation for debt service, and to adopt an Order Setting Tax Rate and Levying Tax for 2024 (the "Order") evidencing the same, a copy of which is attached hereto as Exhibit "C". The motion was seconded by Director Popper and passed unanimously by the Board.

### **AMENDED NOTICE TO SELLERS AND PURCHASERS**

The Board next considered approving an Amended Notice to Sellers and Purchasers of Real Estate Situated in the District (the "Notice"). Ms. Joseph stated that the Notice needs to be updated to reflect the adoption of the tax rate. Ms. Joseph continued that the Notice will be filed in the Harris County Real Property Records and with the Texas Commission on Environmental Quality (the "Commission"). Upon a motion made by Director Tallas, seconded by Director Popper, the Board by unanimous vote approved the Notice and authorized the District's attorney to file the Notice in the Harris County Real Property Records and with the Commission, a copy of which is attached hereto as Exhibit "D".

### **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 "E." As of September 30, 2024, 00.00% of the 2024 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 Popper, seconded by Director Tallas, 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 "F."

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

### **OPERATOR'S REPORT**

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

- The District has a total of 90 connections;
- The combined billed consumption for the month was 18,515,493 gallons of water;
- There were no cut-offs; and

- Attached to the Operator's Report is a list of charges over \$500.

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

### ENGINEER'S REPORT

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

The following action items were presented:

- WWTP Motor Control Center ("MCC") & Blower Replacement
  - Mr. Lay presented Pay Estimate No. 20 in the amount of \$93,194.10 to Sustanite Support Service for the Board's review and approval.
- Amend Engineer's contract
  - Mr. Lay presented a notification of change in 2024 schedule of hourly rates, a copy of which is attached to the Engineer's Report.

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

### ATTORNEY'S REPORT

#### Minutes

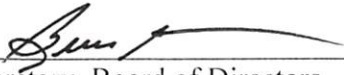
Ms. Joseph presented the minutes of the meeting held on September 16, 2024, previously distributed to the Board. Upon a motion made by Director Tallas and seconded by Director Wall, the Board voted unanimously to approve said minutes.

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

PASSED, APPROVED and ADOPTED this November 18, 2024.

(Seal)



  
Secretary, Board of Directors