

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 439

December 12, 2024

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 439 (the "District") met in regular session, open to the public, on the 12th day of December, 2024, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Adam Kramer	President
Jonathan Reichek	Vice President
Nancy Zimmerman	Secretary
Bonny Beasley	Asst. Vice Pres./ Asst. Secretary
Steven M. Burgess	Asst. Vice Pres./ Asst. Secretary

and all of the above were present thus constituting a quorum.

Also attending in person were: Karen Sears of Storm Water Solutions LLC ("SWS"); Derek Davenport of McLennan & Associates, L.P.; Eve Blakemore of IDS Engineering Group ("IDS"); Odett Newman of Bob Leared Interests, Inc.; Vanessa Rodriguez of Ashton Woods; and Hannah Brook and Faye Simonds of Allen Boone Humphries Robinson LLP.

PUBLIC COMMENTS

There was no discussion on this agenda item.

MINUTES

The Board considered approving the minutes of the November 14, 2024, regular meeting. Following review and discussion, Director Burgess moved to approve the minutes as presented. Director Beasley seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Mr. Davenport presented and reviewed the bookkeeper's report, including a list of checks presented for approval, and the District's budget comparison. A copy of the bookkeeper's report is attached.

After review and discussion, Director Burgess moved to approve the bookkeeper's report and payment of the bills. Director Zimmerman seconded the motion, which passed unanimously.

There was no discussion on the travel reimbursement guidelines and Director expenses for the Association of Water Board Directors winter conference.

TAX ASSESSOR/COLLECTOR'S REPORT

Ms. Newman presented and reviewed the tax assessor/collector's report for the previous month, including the checks presented for payment. A copy of the tax assessor/collector's report is attached. After review and discussion, Director Burgess moved to approve the tax report and payment of the bills from the tax account. Director Zimmerman seconded the motion, which passed unanimously.

ENGINEER'S REPORT

Ms. Blakemore reviewed an engineering report from IDS, a copy of which is attached.

Ms. Blakemore updated the Board on the construction of water, sewer, and drainage to serve Wayside Village, Section 7, and reviewed Pape-Dawson's recommendation that the Board approves Pay Estimate No. 3 in the amount of \$423,538.20 to DC Contracting Services, LLC. Ms. Blakemore then reviewed and recommended approval of Change Order No. 1 to the contract with DC Contracting Services, LLC for water, sewer, and drainage to serve Wayside Village, Section 7 to increase the contract in the amount of \$5,250.00. The Board determined that Change Order No. 1 is beneficial to the District.

Ms. Blakemore updated the Board on the conveyance of drainage/detention reserves to the District.

Following review and discussion, and subject to the review and recommendation of the District's engineer, Director Burgess moved to: (1) approve the engineer's report prepared by IDS; (2) approve the pay estimate discussed above, as recommended by Pape-Dawson, subject to recommendation confirmation by IDS; and (3) approve Change Order No. 1 in the amount of \$5,250.00 as an increase to the contract with DC Contracting Services LLC, based upon the Board's finding that the Change Order is beneficial to the District and the engineer's recommendation. Director Zimmerman seconded the motion, which passed unanimously.

ACCEPT DEEDS AND EASEMENTS

There was no discussion on this agenda item.

DETENTION POND MAINTENANCE

Ms. Sears reported on the maintenance of District detention facilities and presented and reviewed an inspection report, a copy of which is attached. Following discussion, Director Zimmerman moved to approve the inspection report. Director Beasley seconded the motion, which passed unanimously.

DEVELOPMENT IN THE DISTRICT

Ms. Rodriguez updated the Board on development in the District.

ATTORNEY'S REPORT

Ms. Brook reported ABHR has filed the District's Eminent Domain Authority Annual Report with the Comptroller of the State of Texas pursuant to Senate Bill 1812.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.

Nancy Zimmerman
Secretary, Board of Directors



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