

MINUTES
HARRIS-WALLER COUNTIES MUNICIPAL UTILITY DISTRICT NO. 5

December 19, 2024

The Board of Directors (the “Board”) of Harris-Waller Counties Municipal Utility District No. 5 (the “District”) met in regular session, open to the public, on the 19th day of December, 2024, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board being present:

Richard Jenks	President
Chelsea Taylor	Vice President
Olga M. Strong	Secretary
Wes Simon	Assistant Vice President
Cindy Morrow	Assistant Secretary

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

Also attending the meeting were Cotton Munson and Dawson Noble of Rockspring Properties; Andrew Dunn and Alfred Segundo of On-Site Protection LLC; David Wood of Robert W. Baird & Co. Incorporated; Patty Rodriguez of Bob Leared Interests; Blair Bozoarth of Quiddity Engineering, LLC (“Quiddity”); Dana Hollingsworth of Municipal District Services, LLC (“MDS”); Tracey Scott of Myrtle Cruz, Inc. (“Myrtle Cruz”); and Jessica Holoubek and Merry Heyne of Allen Boone Humphries Robinson LLP (“ABHR”).

Also attending the meeting via teleconference was Lacy Hamilton of KGA/DeForest Design, LLC (“KGA”).

PUBLIC COMMENTS

There were no comments from the public.

APPROVE MINUTES

The Board considered approving the minutes of the November 21, 2024, regular meeting. After review and discussion, Director Morrow moved to approve the meeting minutes, as presented. Director Simon seconded the motion, which passed unanimously.

SECURITY SERVICES

Mr. Dunn reviewed the security patrol report, a copy of which is attached.

TRAVEL REIMBURSEMENT GUIDELINES AND DIRECTOR EXPENSES FOR THE ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") WINTER CONFERENCE

There was no action taken on this agenda item because there are no director attending the AWBD winter conference.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Scott presented and reviewed the bookkeeper's report and the District's bills, budget comparison, and investment report.

After review and discussion, Director Morrow moved to approve the bookkeeper's report and the checks presented for payment. Director Taylor seconded the motion, which passed unanimously. A copy of the bookkeeper's report is attached.

TAX ASSESSOR/COLLECTOR MATTERS

Ms. Rodriguez presented and reviewed the tax assessor/collector's report, a copy of which is attached.

After review and discussion, Director Strong moved to approve the tax assessor/collector's report and payment of the tax bills. Director Simon seconded the motion, which passed unanimously.

OPERATION OF DISTRICT FACILITIES; HEARING ON TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT CUSTOMERS AND AUTHORIZE TERMINATION OF SERVICE

Ms. Hollingsworth presented and reviewed the operator's report, a copy of which is attached.

Ms. Hollingsworth updated the Board on the District's lead and copper service line inventory (the "Lead & Copper Inventory"), as reflected in the operator's report. Ms. Holoubek further discussed the requirements with regard to making the inventory publicly accessible. Discussion ensued and the Board concurred to post the following notice to the public as part of these minutes:

Harris-Waller Counties Municipal Utility District No. 5 has completed the Lead & Copper Inventory as required by the EPA. Through records research and field investigation of the distribution system, it has been determined that the system has no lead service lines or galvanized requiring replacement service lines. If you would like a copy of the Lead & Copper Inventory, please submit your request to hwc005@txdistricts.info.

Ms. Hollingsworth then presented a list of delinquent customers to the Directors and reported the residents on the termination list were delinquent in payment of their water and sewer bills and were given written notification, in accordance with the District's Rate Order, prior to the meeting of the opportunity to appear before the Board of Directors to explain, contest, or correct their bills and to show why utility services should not be terminated for reason of non-payment. The Board discussed the timing for the terminations due to the upcoming holiday.

Ms. Hollingsworth requested authorization to write off 9 uncollectable accounts totaling \$2,365.40 and send them to a collection agency.

After review and discussion, Director Morrow moved to (1) approve the operator's report; (2) approve the District's Lead & Copper Inventory, make a copy of the Inventory available by request submitted to hwc005@txdistricts.info and post notice of the availability of the inventory in these minutes, as stated above; (3) defer terminations due to the upcoming holiday; and (4) authorize MDS to write off 9 uncollectable accounts totaling \$2,365.40 and send them to a collection agency. Director Simon seconded the motion, which passed unanimously.

ENGINEERING MATTERS; DEEDS, EASEMENTS, ENCROACHMENT AGREEMENTS, WAIVERS OF SPECIAL APPRAISAL, AND PLAT MATTERS

Mr. Bozoarth presented and reviewed the engineer's report, a copy of which is attached. He discussed an overview of engineering matters in the District.

Following review and discussion, Director Morrow moved to approve the engineer's report. Director Taylor seconded the motion, which passed unanimously.

PARK AND RECREATIONAL FACILITIES MATTERS

Ms. Hamilton reviewed KGA's landscaping report, a copy of which is attached.

Ms. Hamilton updated the Board on Sunterra Sol Club West Amenity Improvements. She reviewed and recommended approval of Pay Estimate No. 14 and Final in the amount of \$281,040.83, submitted by DL Meacham, and acceptance of the project.

Following review and discussion, Director Strong moved to (1) approve KGA's report; and (2) approve the Pay Estimate, as presented and accept the completed project. Director Taylor seconded the motion, which passed unanimously.

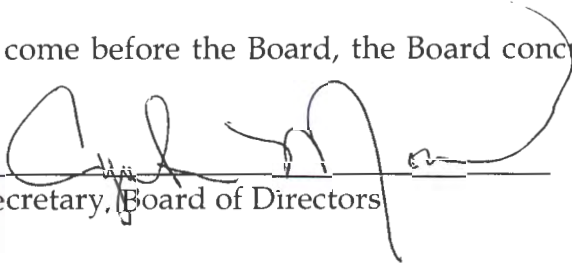
REVIEW AND UPDATE EMINENT DOMAIN REPORT TO THE TEXAS
COMPTROLLER

Ms. Holoubek reported ABHR will be filing the District's Eminent Domain Report with the Comptroller of the State of Texas pursuant to Senate Bill 1812.

DEVELOPER'S REPORT

Mr. Bozoarth generally reported on development in the District.

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


Asst. Secretary, Board of Directors

(SEAL)



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