

MINUTES
NORTHEAST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1

December 2, 2024

The Board of Directors (the "Board") of Northeast Harris County Municipal Utility District No. 1 (the "District") met in regular session, open to the public, on the 2nd day of December, 2024, by teleconference and at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Jim Moffatt	President
Keith Jaehne	Vice President
Tonya Nunez	Asst. Vice President
Ellen Crocker	Secretary
Ted Gaylord	Assistant Secretary

and all the above were present except Director Nunez, thus constituting a quorum.

Also attending the meeting in person or by teleconference were Danielle Hurts, a resident of the District; Aaron Alford of Woodmere Development Company Ltd.; Barbara Nussa of Republic Services; Marie Newsome of Storm Water Solutions; Renee Butler of McLennan & Associates, L.P.; Patty Rodriguez of Bob Leared Interests, Inc. ("BLI"); Mike Williams of Municipal Operations & Consulting, Inc. ("MOC"); Jason Hajduk of IDS Engineering Group ("IDS"); and Greer Pagan and Kerri Houck of Allen Boone Humphries Robinson LLP.

PUBLIC COMMENT

The Board offered any members of the public attending the meeting the opportunity to make a public comment. There being no members of the public requesting to make a public comment, the Board moved to the next agenda item.

MINUTES

The Board considered approving the minutes of the November 4, 2024, regular meeting. After review and discussion, Director Gaylord moved to approve the minutes of the November 4, 2024, regular meeting. Director Jaehne seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Butler presented and reviewed the bookkeeper's report, a copy of which is attached, and presented the District's bills for payment. She then reviewed an amended budget to reflect the recently approved tax rate. Following review and discussion,

Director Jaehne moved to approve the bookkeeper's report, including payment of the bills, as discussed. Director Crocker seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Rodriguez presented and reviewed the tax assessor/collector's report with the Board, a copy of which is attached. Following review and discussion, Director Crocker moved to approve the tax assessor/collector's report, and the payment of the bills contained in the tax assessor/collector's report. Director Gaylord seconded the motion, which passed unanimously.

OPERATION OF DISTRICT FACILITIES

Mr. Williams presented and reviewed the operator's report, a copy of which is attached. He presented and recommended turning over one delinquent account to the District's collection agency in the total amount of \$1,084.56. Mr. Williams updated the Board on winter preparedness and stated that additional operators have been added to the DMR. Following review and discussion, Director Jaehne moved to approve the operator's report; Director Crocker seconded the motion, which passed unanimously.

TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT CUSTOMERS

Mr. Williams reviewed the termination list reflecting delinquent water and sewer accounts, a copy of which is attached to the operator's report. Mr. Williams reported the customers on the termination list were mailed written notice prior to today's meeting in accordance with the District's Rate Order, notifying them of the opportunity to appear before the Board to explain, contest, or correct the utility service bill and to show the reason why utility service should not be terminated for the reason of nonpayment. The Board then conducted a hearing on the termination of utility service to other customers. Following review and discussion, Director Jaehne moved to suspend termination of delinquent accounts until January 2025, and direct that the delinquent customer list be filed appropriately and retained in the District's official records. Director Crocker seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Hajduk presented and reviewed the engineer's report, a copy of which is attached, and reviewed the status of construction projects in the District.

Mr. Hajduk updated the Board on the Sheldon Road Municipal Utility District's ("SRMUD") design of the wastewater treatment plant and stated that the bid opening is scheduled for December 11, 2024. Discussion ensued regarding authorizing disbursement of funds to SRMUD, subject to award of a contract.

After review and discussion and based on the engineer's recommendation, Director Gaylord moved to (1) approve the engineer's report; and (2) authorize disbursement of funds to SRMUD for the wastewater treatment plant, if necessary. Director Crocker seconded the motion, which passed unanimously.

BOND APPLICATION NO. 14

Mr. Hajduk updated the Board on bond application no. 14.

APPROVE INTERNCONNECT AGREEMENT

Mr. Hajduk updated the Board on the potential water interconnect agreement with Harris County Municipal Utility District No. 285 and stated that their attorney will contact Mr. Pagan.

REPORT ON DETENTION MAINTENANCE

Ms. Newsome reviewed Stormwater Solution's monthly inspection report, a copy of which is attached.

GARBAGE AND RECYCLING MATTERS

Ms. Nussa updated the Board on garbage and recycling matters in the District.

REPORT REGARDING DEVELOPMENT IN THE DISTRICT

Mr. Alford updated the Board on development in the District.

APPROVE AMENDED AND RESTATED DEVELOPMENT FINANCING AGREEMENT

The Board considered approving an Amended and Restated Development Financing Agreement between Woodmere and the District. Following review and discussion, Director Gaylord moved to approve the amended agreement, as recommended. Director Jaehne seconded the motion, which passed unanimously.

SECURITY MATTERS

Mr. Alford updated the Board on security matters in the District.

APPROVE AMENDED PARK PLAN

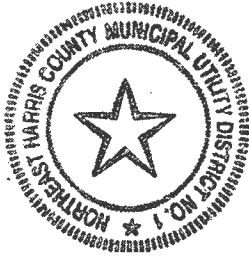
Mr. Pagan stated that the District's park plan requires amending. He reviewed a proposal from KGA DeForest to amend the park plan for a cost of \$8,200.00. Following review and discussion, Director Jaehne moved to (1) amend the park plan; and (2) and

approve the proposal from KGA DeForest for a cost of \$8,200.00. Director Crocker seconded the motion, which passed unanimously.

LANDSCAPING AND PARK MATTERS

Mr. Alford updated the Board on park matters in the District.

There being no further business to conduct, the meeting was adjourned.



Ellen Crocker

Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

	Minutes <u>Page</u>
Bookkeeper's report.....	1
Tax assessor/collector's report	2
Operator's report.....	2
Engineer's report.....	2
Mowing and maintenance report	3