

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 371

Minutes of Meeting of Board of Directors
January 28, 2025

The meeting of the Board of Directors (“Board”) of Harris County Municipal Utility District No. 371 (“District”) met at El Charro, 26281 Northwest Freeway, Cypress, Texas 77429 in accordance with the duly posted notice of said meeting, with a quorum of directors present, as follows:

Stephen Jester, President
Brad Davidsen, Vice President
Chris Von Wiesenthal, Assistant Vice President
Joseph Deluke, Assistant Secretary

and the following absent:

Trisha Bonar, Secretary

Also present were Mr. Ken Farrar of Best Trash; Ms. Demitra Berry, bookkeeper for the District; Ms. Shammarie Leon, tax assessor-collector for the District; Mr. Chris Townsend, operator for the District; Mr. Hussain Iftikhar, engineer for the District; and Mr. J. Davis Bonham, Jr. and Mr. Austin T. Reed, attorneys for the District.

The President opened the meeting for such business as might come before it.

1. The Board opened the floor for public comment. There was no public comment.
2. The Board reviewed the minutes of the meeting held on December 17, 2024. Upon motion duly made, seconded and unanimously carried, the Board approved the minutes as presented.
3. Ms. Berry presented the bookkeeper’s report. The Board reviewed the report in detail. Upon motion duly made, seconded and unanimously carried, the Board approved the bookkeeper’s report as presented and authorized payment of invoices as reflected therein.
4. Ms. Leon presented the tax assessor-collector’s report. 2024 taxes are 66.606% collected as of December 31, 2024. Upon motion duly made, seconded and unanimously carried, the Board approved the tax assessor-collector’s report and the checks drawn on the tax fund.
5. The Board then considered the adoption of an Over 65 or Disabled Homestead Exemption. The Board discussed the current exemption and a proposed increase in detail. After discussion, it was duly moved, seconded and unanimously carried that there be passed and adopted the attached Order providing a \$27,000 homestead exemption for residents of the District 65 years of age or older or disabled.

6. The Board recognized Mr. Townsend who presented the operator's report. Mr. Townsend reviewed maintenance and repairs in detail. The District's water accountability was 95%. Mr. Townsend noted that the fire hydrant survey is complete and presented an estimate in the amount of \$7,500.00 for repairs and maintenance of fire hydrants. Mr. Townsend then noted that one of the District's blower motors is a rental and that it may be purchased at a reduced cost of \$13,750.00. Mr. Townsend then provided an update as to the Prologis work as to its effect on a District swale and the restoration thereof. Thereafter, Mr. Townsend reviewed a list of delinquent accounts for service termination and one account for write-off. After discussion, upon motion duly made, seconded and unanimously carried, the Board approved the operator's report as presented and approved each of the fire hydrant repairs and maintenance, the purchase of the rental blower motor, service terminations for delinquent accounts, and the write-off of one delinquent account considered uncollectable.

7. Mr. Iftikhar then presented the engineer's report. Cla-Val is proceeding with the supply and installation of the 12-inch Cla-valve at the water plant for booster pump no. 4, with completion anticipated in February, 2025. Each of the District's wastewater treatment plant permit approval and GIS application are underway. Design for the disinfection system for the water plant has been approved by the TCEQ. The District's engineer and operator continue to monitor Prologis site work to observe drainage and are working to acquire new air diffusers. Plans for the water plant electrical service connection replacement and for the replacement of an existing sanitary force main are on hold. The Board then discussed the District's programmable logic controller at the District's water treatment plant, including with respect to email correspondence between each of Director Davidson and the District's engineer, in which the responsibilities and expectations of the District's consultants with respect to the programmable logic controller were outlined, a copy of said email correspondence attached hereto. After discussion, upon motion duly made, seconded and unanimously carried, the Board approved the engineer's report and the action items therein.

8. The Board recognized Mr. Farrar of Best Trash. The Board reviewed the annual CPI adjustment and noted the satisfactory performance provided by Best Trash.

9. Director Von Wiesenthal provided a security report, noting recent law enforcement activity in the District, including with respect to patrol priorities and traffic enforcement.

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



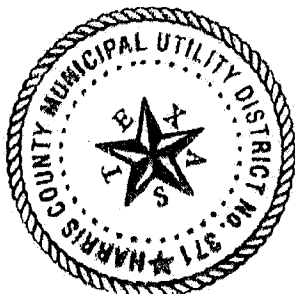
Secretary

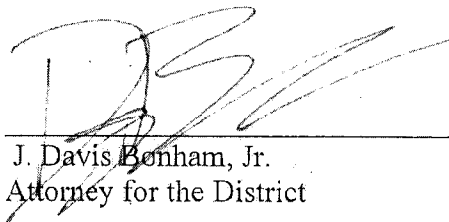
**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 371
NOTICE OF PUBLIC MEETING**

Notice is hereby given to all interested parties that the Board of Directors of the captioned District will hold a public meeting at **El Charro, 26281 Northwest Freeway, Cypress, TX 77429.**

The meeting will be held at **6:30 p.m. on Tuesday, January 28, 2025.**

1. Public comments
2. Approve minutes of Board meetings held on December 17, 2024
3. Bookkeeper's report; review invoices and authorize payment of bills; review investment report and approve investment of District funds; Deposit of District Funds
4. Tax Assessor-Collector's report; status of tax collections; review invoices and authorize payment; status of delinquent taxes; authorize litigation as necessary; consider any taxpayer appeals; approve installment payment agreements, as necessary; Depository Pledge Agreement
5. Order Adopting Residence Homestead Exemption; Order Adopting Residence Homestead Exemption for Persons 65 or Older or Disabled
6. Operator's report; review active connections and water accountability; status of operation, maintenance and repair of District facilities; consider customer appeals and accounting issues; approve termination of service on delinquent accounts; Hazardous Operations Review; West Harris County Regional Water Authority; Consumer Confidence Report
7. Engineer's report; authorize preparation of plans as appropriate; authorize advertising for bids; award contracts; approve change orders; Sanitary Forcemain Replacement
8. HOA Landscaping; Request for Funding
9. Annual CPI Adjustment for Trash Service
10. Security report
11. Pending business





J. Davis Bonham, Jr.
Attorney for the District

ANNUAL NOTICE IN COMPLIANCE WITH TEXAS WATER CODE SECTION 49.063(c)
After at least 50 qualified electors are residing in a district, on written request of at least five of those electors, the board shall designate a meeting place and hold meetings within the district. If no suitable meeting place exists inside the district, the board may designate a meeting place outside the district that is located not further than 10 miles from the boundary of the district. On the failure of the board to designate the location of the meeting place within the district or not further than 10 miles from the boundary of the district, five electors may petition the Texas Commission on Environmental Quality ("Commission") to designate a location. If it determines that the meeting place used by the district deprives the residents of a reasonable opportunity to attend district meetings, the Commission shall designate a meeting place inside or outside the district which is reasonably available to the public and require that the meetings be held at such place. The Commission shall make such a determination not later than the 60th day after receiving the petition. After holding a meeting at a place designated by the district's board or by the Commission after a request is made to either the board or the Commission by five electors, the district's board may hold a hearing on the designation of a different meeting place, including a meeting place outside of the district. The board may hold meetings at the designated meeting place if, at the hearing, the board determines that the new meeting place is beneficial to the district and will not deprive the residents of the district of a reasonable opportunity to attend meetings.