

NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 9

Minutes of Meeting of Board of Directors

January 28, 2025

The Board of Directors (“Board”) of Northwest Harris County Municipal Utility District No. 9 (“District”) met at 12779 Jones Road, Houston, Harris County, Texas in accordance with the duly posted notice of the meeting, with a quorum of directors present as follows:

G. Ronald Mitchell, President
Donald L. Sheriff, Vice President
Coy L. Baskin, Sr., Secretary
Frank Ferraro, Director

and the following absent:

Mike Rogers, Director

Also present were Mr. Brennan Cook of Harris county Precinct No. 3; Mr. Mike O’Hair, District resident; Mr. Ronald Koehn of Koehn & Associates; Mr. Bob Ideus of Municipal Business Services, Inc.; Mr. Josh Maas of M. Marlon Ivy & Associates; and Mr. J. Davis Bonham, Jr. of Smith, Murdaugh, Little & Bonham, L.L.P.

The President called the meeting to order and declared it open for such business as might properly come before it.

1. The Board considered the minutes of the meetings of December 17, 2024 and January 7, 2025 and upon motion duly made, seconded and unanimously carried, the Board approved the minutes as presented.

2. The Board recognized Brennan Cook of Harris County Precinct No. 3 who addressed the Board regarding the proposed modification of the District’s detention facilities as well as the District’s acceptance of the additional detention pond and culvert to be constructed. The Board reviewed proposed improvements in detail. The Board then discussed cost estimates from the District’s maintenance contractor and appropriate compensation for acceptance. The Board requested that the engineer communicate further with Harris County regarding the matter.

3. The Board tabled consideration of the proposed development by Meritage Homes.

4. The Board then reviewed a resignation letter from Director Rogers. Upon motion duly made, seconded, and unanimously carried, the Board accepted the resignation of Director Rogers.

5. The Board then considered the appointment of Mike O’Hair to fill the vacancy created by the resignation of Director Rogers. Mr. O’Hair completed a qualification letter and a statement of appointed officer. After discussion, upon motion duly made, seconded, and unanimously carried, the Board voted to adopt the attached Order Appointing Director, approved the qualifications and statement as well as the oath of office for Director O’Hair, and

declared him to be fully qualified to serve as a member of the Board of Directors. Mr. O'Hair also completed a questionnaire regarding potential conflicts of interest and provided a certificate evidencing completion of Public Information Act/Open Meetings Act training. Director O'Hair participated in the remainder of the meeting.

6. The Board then recognized Bob Ideus who presented the bookkeeper's report. The Board reviewed the report and check presented for signature in detail. After discussion, upon unanimous vote, the Board approved the bookkeeper's report and the checks listed thereon.

7. The Board then reviewed the tax assessor/collector's report reflecting the District's 2024 taxes to be 45.1% collected. After discussion, upon unanimous vote, the Board approved the tax assessor/collector's report as presented.

8. The Board then considered the attached Order adopting a general homestead exemption of 20% for the 2025 tax year, and upon unanimous vote, the Order was approved by the Board.

9. The Board then considered the attached Order adopting an over 65 or disabled tax exemption of \$10,000 for the 2025 tax year, and upon unanimous vote, the Order was approved by the Board.

10. The Board then recognized Mr. Ronald Koehn who presented the engineer's report. The engineer has issued capacity commitments for two proposed town home projects within Regency Green. One 26 ESFC for 51-units on 4.5 acres adjacent to water plant no. 2 and a 43 ESFC for 88-units on 8.7 acres adjacent to Regency Forest. Plans on both sites have been approved by the engineer and Harris County. The engineer received a request for 4 ESFC for a commercial development on a portion of the 4.5 acres. The engineer received a request for annexation and utility service to serve a proposed office building on a tract within the Saathoff tract. An Annexation and Reimbursement Agreement has been executed. The annexation has been approved by City of Houston. Water and sewer line extension plans have been approved by the TCEQ, Harris County and City of Houston. The engineer has reviewed the proposed site development plans and returned comments. Water and sewer line extension construction is complete. After discussion, upon unanimous vote, the Board approved the engineer's report.

11. There was no drainage facility maintenance report for consideration.

12. The Board considered the Order Rescinding Meeting Places Outside of District and Designating Additional Meeting Places Outside of District. Subject to discussion, upon motion duly made and seconded, the Board unanimously approved the Order Rescinding Meeting Places Outside of District and Designating Additional Meeting Places Outside of District.

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


Secretary

NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 9

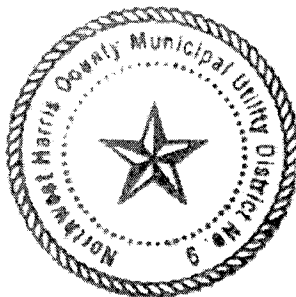
NOTICE OF PUBLIC MEETING


Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **12779 Jones Road, Houston, Harris County, Texas.**

The meeting will be held at **5:00 p.m. on Tuesday, January 28, 2025.**

The subject of the meeting will be to receive public comment on, consider and act on the following:

1. Minutes of Board of Directors Meeting(s) of December 17, 2024 and January 7, 2025
2. Request from Harris County for Acceptance and Maintenance of Drainage Improvements; Compensation for Acceptance
3. Meritage Homes; Consider Proposed Development
4. Accept resignation of Director Rogers
5. Order Appointing Director; approve qualifications, statement of appointed officer, oath of office; questionnaire regarding potential conflicts of interest and memorandum regarding completion of Public Information Act/Open Meetings Act training
6. Bookkeeper's Report; Checks and Invoices; Investment of District Funds; Investment Policy; General Fund Budget; Depository Pledge Agreement(s)
7. Tax Assessor/Collector's Report; Invoices and Checks; Delinquent Tax Collections; Investment of District Funds; Tax Rate; Tax Exemptions
8. Order Adopting Homestead Exemption
9. Order Adopting Over 65/Disabled Tax Exemption
10. Engineer's Report; Design of Facilities; Advertisement for Bids; Construction Contract(s), Pay Estimate(s) and Change Order(s); Annexation of Land; Permit Matters; Proposal(s); Request for Service; Utility Easements; Development of Land in District
11. Detention Pond Maintenance Report
12. Other Matters: Operations; Repair and Maintenance; Insurance; Rate Order; Contract for Electric Power; Drought Contingency Plan; Critical Load Submission; Application to Texas Commission on Environmental Quality; Continuing Disclosure
13. Order Rescinding Meeting Places Outside District and Designating Additional Meeting Places Outside District
14. Pending Business





J. Davis Bonham, Jr.
Attorney for the District