

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 439

January 9, 2025

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 9th day of January, 2025, 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.; Tony Garza of Rausch Coleman Homes; Vanessa Rodriguez of Ashton Woods; and Hannah Brook and Sydney Durham of Allen Boone Humphries Robinson LLP ; and Bryan Sheppard of Pape-Dawson Engineers, Inc. ("Pape-Dawson"), attending via teleconference.

PUBLIC COMMENTS

There was no discussion on this agenda item.

MINUTES

The Board considered approving the minutes of the December 12, 2024, regular meeting. Following review and discussion, Director Reichek moved to approve the minutes as presented. Director Burgess 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.

In accordance with the District's Investment Policy, the Board considered the annual disclosure statements of Jorge Diaz and Ryan Riebeling as the District's bookkeeper and investment officer, respectively. Ms. Brook explained that the statements disclose any relationships with entities or individuals who are offering, have offered, or may offer to engage in an investment transaction with the District, and the disclosure statements will be filed with the Texas Ethics Commission and the District.

After review and discussion, Director Beasley moved to (1) approve the bookkeeper's report and payment of the bills; and (2) accept the disclosure statements as presented and to authorize they be appropriately filed. Director Burgess seconded the motion, which passed unanimously.

RENEWAL OF DISTRICT INSURANCE POLICIES

There was no discussion on this agenda item.

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 Reichel 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 10, and reviewed Pape-Dawson's recommendation that the Board approves Change Order No. 1 to the contract with Clearwater Utilities, Inc. ("Clearwater") for water, sewer, and drainage to serve Wayside Village, Section 7 to decrease the contract in the amount of \$143.00. The Board determined that Change Order No. 1 is beneficial to the District.

Ms. Blakemore updated the Board on the clearing and grubbing, mass grading and detention basin Phase 2 to serve Wayside Village, Section 7, and reviewed Pape-Dawson's recommendation that the Board approves Pay Estimate No. 4 in the amount of \$151,236.00, payable to DC Contracting Services, LLC.

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 Zimmerman moved to: (1) approve the engineer's report prepared by IDS; (2) approve the pay estimate discussed above, as recommended by Pape-Dawson and IDS; and (3) approve Change Order No. 1 in the amount of \$143.00 as a decrease to the contract with Clearwater, based upon the Board's finding that the Change Order is beneficial to the District and the recommendation of Pape-Dawson and IDS. Director Beasley 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.

ADOPTION OF COVERED APPLICATIONS POLICY

Ms. Brook discussed legislation enacted by the Texas Legislature that requires all governmental entities to adopt a policy prohibiting the use of certain social media applications and services on government-owned or -leased devices. She stated that a model policy was developed by the Texas Departments of Public Safety and Information Resources for use by governmental entities. Ms. Brook reviewed the proposed Covered Applications Policy with the Board. After review and discussion, Director Reichel moved to adopt a Resolution Adopting Covered Applications Policy and direct that the Resolution be filed appropriately and retained in the District's official records. Director Zimmerman seconded the motion, which passed unanimously.

DEVELOPMENT IN THE DISTRICT

Ms. Rodriguez updated the Board on development in the District by Starlight Homes.

Mr. Garza reviewed a report regarding development in the District by Rausch Coleman Homes, a copy of which is attached.

ATTORNEY'S REPORT

Ms. Brook reported on the District's compliance activities during the prior calendar year related to bond financings. Ms. Brook stated that no corrective action is required at this time.

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



Nancy Zimmelman
Secretary, Board of Directors

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