

**MINUTES OF MEETING
OF THE BOARD OF DIRECTORS**

December 16, 2024

STATE OF TEXAS §

COUNTY OF HARRIS §

NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 21 §

The Board of Directors (the “Board”) of **Northwest Harris County Municipal Utility District No. 21** (the “District”) met in regular session, open to the public, at 6330 West Loop South, Suite 150, Bellaire, Texas 77401, on Monday, December 16, 2024, whereupon roll was called of the members of the Board, to-wit:

Rand R. Wall	-	President
Bill Tallas	-	Vice President
Bruce Popper	-	Secretary
Andy Johnston	-	Assistant Secretary
Matthew Barton	-	Assistant Secretary

All members of the Board were present, thus constituting a quorum.

Also present at the meeting were: John Strange; Lina Loaiza of Bob Leared Interests (“BLI”), the District’s Tax Assessor/Collector (“TAC”); Howard Wilhite of H2O Innovation Operation and Maintenance, LLC (“H2O”), Operator for the District (“Operator”); Wesley Lay and Aylvia McEwen of Quiddity Engineering (“Quiddity”), Engineer for the District (“Engineer”); Christina Ferguson of Myrtle Cruz, Inc. (“MCI”), the District’s Bookkeeper (“Bookkeeper”); and John Cannon, attorney, and Beth Van Doren, paralegal of Coats|Rose, P.C. (“Coats|Rose”), the District’s legal counsel.

Whereupon, the meeting was called to order in accordance with notice posted pursuant to Texas law, and the following action was conducted. A copy of the posted agenda notice is attached hereto as Exhibit “A.”

HEAR FROM PUBLIC

The Board noted that there were no members of the public wishing to address the Board.

TAX ASSESSOR/COLLECTOR’S REPORT

The Board recognized Ms. Loaiza who reviewed the TAC’s Report and a list of delinquent tax accounts, copies of which are attached hereto as Exhibit “B.” As of November 30, 2024, 3.10% of the 2024 tax levy has been collected.

Ms. Loaiza presented and Amended and Restated Agreement for Services of Tax Assessor and Collector, a copy of which is attached hereto as Exhibit "C", noting that the previous agreement was dated 2007.

Following a discussion of the report and the status of collection of delinquent taxes, upon a motion made by Director Tallas, seconded by Director Popper, the Board voted unanimously to approve the TAC's Report and the action items therein, including the Amended and Restated Agreement for Services of Tax Assessor and Collector.

BOOKKEEPER'S REPORT

The Board recognized Ms. Ferguson, who submitted to and reviewed with the Board the Bookkeeper's Report, including invoices for payment, a copy of which is attached hereto as Exhibit "D."

Following review and discussion and based on a motion by Director Barton, which was seconded by Director Tallas, the Board voted unanimously to approve the Bookkeeper's Report, the invoices submitted for payment.

OPERATOR'S REPORT

The Board recognized Mr. Wilhite, who presented the Operator's Report, a copy of which is attached hereto as Exhibit "E." Mr. Wilhite reported as follows:

- The District has a total of 90 connections;
- The combined billed consumption for the month was 17,090,140 gallons of water;
- There were no cut-offs; and
- Attached to the Operator's Report is a list of charges over \$500.

After discussion, upon a motion brought by Director Popper, seconded by Director Johnston, the Board voted unanimously to approve the Operator's Report.

ENGINEER'S REPORT

The Board recognized Mr. Lay of Quiddity, who presented the Engineer's Report attached hereto as Exhibit "F."

The following action items were presented:

- Lift Station No. 1 Improvements
 - Mr. Lay Noted that there are no pay estimates this month, however, Quiddity issued a Behind Schedule letter to McDonald Municipal and Industrial. The Contractor is waiting for the delivery of the lateral pipe supports to remobilize.
- Drought Contingency Plan

- Mr. Lay requested the District amend its Rate Order at the January 2025 meeting to reflect additional language to the District's Drought Contingency Plan.

After further discussion, upon a motion brought by Director Barton, seconded by Director Johnston, the Board voted unanimously to approve the Engineer's Report and the action items therein.

ATTORNEY'S REPORT

Minutes

Mr. Cannon presented the minutes of the meeting held on November 18, 2024, previously distributed to the Board. Upon a motion made by Director Popper and seconded by Director Johnston, the Board voted unanimously to approve said minutes.

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

PASSED, APPROVED and ADOPTED this January 20, 2025.



Secretary, Board of Directors

