

WEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 4

Minutes of Meeting of Board of Directors
January 27, 2025

The Board of Directors (“Board”) of West Harris County Municipal Utility District No. 4 (“District”) met on January 27, 2025 at 303 Bridge Crest Blvd., Houston, Harris County, Texas, in accordance with the duly posted notice of said meeting, with a quorum of Directors present as follows:

Mary Gomez, President
Hanna Affram, Vice President
Anthony Rodriguez, Secretary
Jack Patel, Assistant Secretary
Michael Cummings, Treasurer

and the following absent:

None.

Also present were Mr. Carlous Smith, the District’s operator; Ms. Michelle Guerrero, the District’s tax assessor-collector; Mr. Bob Ideus, the District’s bookkeeper; Mr. Sean Humble, the District’s engineer; and Ms. Jennifer B. Seipel, attorney for District.

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

1. The Board opened the floor for public comment. Director Gomez presented a high water bill on behalf of her neighbor. The Board agreed to take the matter under further consideration once additional months of usage are available for review.

2. The Board reviewed the minutes of the meeting held on December 16, 2024. Upon motion duly made, seconded and unanimously carried, the Board approved the minutes as presented.

3. Ms. Guerrero presented the tax assessor-collector’s report, copy attached, which showed 44% collections for 2024 taxes as of the date of the report, with such collections having drastically increased in the last few weeks. Upon motion duly made, seconded and unanimously carried, the Board approved the tax assessor-collector’s report and the checks listed thereon as presented.

4. It was reported to the meeting that under the provisions of Article VIII, Section 1-b(e) of the Constitution of Texas, the District may exempt from ad valorem taxation by its own action up to twenty percent (20%) of the market value of each residence homestead owned by an adult and taxable by the District for the year 2025, but not producing an exemption of less than \$5,000 when such percentage is applied to a particular homestead. Those present discussed the various points for or against the adoption of the exemption by the District. After the discussion, it was duly moved, seconded and unanimously carried, the Board adopted the attached order providing for a homestead exemption in the amount of twenty percent (20%) of the market value of residence homesteads for the year 2025.

5. It was further reported to the meeting that under the provisions of Article VIII, Section 1-b of the Constitution of Texas, this District may exempt by its own action not less than \$3,000 of the assessed value of the residence homesteads of persons 65 years of age or older or disabled from all ad valorem taxes thereafter levied by the District. Those present discussed the various points for or against the adoption of the exemption by the District. After the discussion, upon motion duly made, seconded and unanimously carried, the Board adopted the attached Order providing a \$70,000 homestead exemption for residents of the District 65 years of age or older or disabled for the year 2025.

6. The Board then considered an amendment to the District's tax-assessor collector's contract. Ms. Guerrero explained the changes to the previous agreement, with the primary change being a slight increase in the monthly rate charged by her company. Upon motion duly made and seconded, the Board approved the agreement as presented.

7. Mr. Ideus presented the bookkeeper's report, copy attached. He noted that the District is in the fourth month of its September 30, 2025 fiscal year. Upon motion made, seconded, and duly carried, the Board approved the bookkeeper's report as presented.

8. Mr. Smith presented the operator's report, copy attached. He noted 569 connections in the District with 85.21% water accountability for the previous month. The District's wastewater treatment plant operated at 30.7% of its capacity. Mr. Smith presented a proposal for a valve and related facilities survey in the amount of \$5,440.00, which the engineer recommended that the District conduct. The operator then reviewed a list of delinquent accounts to the Board for termination of utility service. Director Cummings raised an issue regarding his

water bill. He stated that the checks sent to pay his bill were deposited by the operator and cleared his bank, but his bill does not reflect that such funds were received and credited to his account. Mr. Smith stated that he would look into the matter. After discussion, upon motion duly made, seconded and unanimously carried, the Board approved the operator's report and action items thereon as presented.

9. Mr. Humble presented the engineer's report, copy attached. He noted that he had no new information regarding the purchase of capacity in the Chelford City MUD plant, with the attorney confirming the same. Mr. Humble also requested authorization to create certain utility maps for the operator's use. Following that discussion, upon motion made and seconded, the Board unanimously approved the engineer's report as presented and the action items thereon.

10. The Board noted that February's meeting will be moved up to 5:00 p.m. on February 24, 2025. The Board also requested the attorney to look into jackets with the District's logo. She agreed to do so.

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


Secretary