

MINUTES  
HARRIS-WALLER COUNTIES MUNICIPAL UTILITY DISTRICT NO. 5

February 20, 2025

The Board of Directors (the "Board") of Harris-Waller Counties Municipal Utility District No. 5 (the "District") met in regular session, open to the public, on the 20th day of February, 2025, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board being present:

Richard Jenks	President
Chelsea Taylor	Vice President
Olga M. Strong	Secretary
Wes Simon	Assistant Vice President
Cindy Morrow	Assistant Secretary

and all of the above were present except Director Jenks, thus constituting a quorum.

Also attending the meeting were Alex Stachow of McGrath & Co., PLLC; Stephen Eustis of Robert W. Baird & Co. Incorporated; Everett Kennedy of HistoryMaker Homes; Patty Rodriguez of Bob Leared Interests; Blair Bozoarth and Pauline Barrozo of Quiddity Engineering, LLC ("Quiddity"); Dana Hollingsworth of Municipal District Services, LLC ("MDS"); Tracey Scott of Myrtle Cruz, Inc. ("Myrtle Cruz"); and Jessica Holoubek and Merry Heyne of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

There were no comments from the public.

APPROVE MINUTES

The Board considered approving the minutes of the January 16, 2025, regular meeting. After review and discussion, Director Simon moved to approve the meeting minutes, as presented. Director Strong seconded the motion, which passed unanimously.

SECURITY SERVICES

A copy of the previously disbursed security patrol report is attached.

## ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD")

The Board discussed the recent AWBD winter conference and the AWBD summer conference that will be held from June 12-14, 2025, in San Antonio.

Following review and discussion, Director Taylor moved to approve all eligible expenses from the AWBD winter conference which the bookkeeper confirmed are in compliance with the travel reimbursement guidelines and authorize attendance of any interested Directors at the AWBD summer conference. Director Strong seconded the motion, which passed unanimously.

## FINANCIAL AND BOOKKEEPING MATTERS

Ms. Scott presented and reviewed the bookkeeper's report, investment report, and the bills presented for payment from the District's accounts.

After review and discussion, Director Taylor moved to approve the bookkeeper's report and the checks presented for payment. Director Simon seconded the motion, which passed by unanimous vote. A copy of the bookkeeper's report is attached.

Mr. Stachow presented and reviewed a developer reimbursement report for reimbursable amounts due to District developers from the District's Series 2024, Unlimited Tax Park Bond issue.

After review and discussion, Director Taylor moved to (1) approve the developer reimbursement report; and (2) authorize disbursement of the bond proceeds as provided in the developer reimbursement report. Director Simon seconded the motion, which passed unanimously.

## TAX ASSESSOR/COLLECTOR MATTERS

Ms. Rodriguez presented and reviewed the tax assessor/collector's report, a copy of which is attached.

Ms. Rodriguez also presented and reviewed a request from ONML Villas at Sunterra ("ONML") requesting a 12-month payment plan for 2024 taxes. She added that ONML owns approximately 114 homes in the District.

After review and discussion, Director Morrow moved to (1) approve the tax assessor/collector's report and payment of the tax bills; and (2) deny the request from ONML for a payment plan, as discussed. Director Taylor seconded the motion, which passed unanimously.

## RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

Ms. Holoubek reviewed a Resolution Concerning Exemptions from Taxation. After review and discussion, Director Morrow moved to adopt a Resolution Concerning Exemptions from Taxation, reflecting that the District rejects a general residential homestead exemption, and rejects any exemption for disabled persons and persons 65 years of age or older, and direct that the resolution be filed appropriately and retained in the District's official records. Director Strong seconded the motion, which passed unanimously.

## OPERATION OF DISTRICT FACILITIES; HEARING ON TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT CUSTOMERS AND AUTHORIZE TERMINATION OF SERVICE

Ms. Hollingsworth presented and reviewed the operator's report, a copy of which is attached.

Ms. Hollingsworth then presented a list of delinquent customers to the Directors and reported the residents on the termination list were delinquent in payment of their water and sewer bills and were given written notification, in accordance with the District's Rate Order, prior to the meeting of the opportunity to appear before the Board of Directors to explain, contest, or correct their bills and to show why utility services should not be terminated for reason of non-payment.

Ms. Hollingsworth requested authorization to write off 1 uncollectable account totaling \$369.91 and send it to a collection agency.

After review and discussion, Director Morrow moved to (1) approve the operator's report; (2) authorize termination of delinquent accounts in accordance with the District's Rate Order and direct that the delinquent customer list be filed appropriately and retained in the District's official records; and (3) authorize MDS to write off 1 uncollectable account totaling \$369.91 and send it to a collection agency. Director Simon seconded the motion, which passed unanimously.

## ENGINEERING MATTERS; DEEDS, EASEMENTS, ENCROACHMENT AGREEMENTS, WAIVERS OF SPECIAL APPRAISAL, AND PLAT MATTERS

Mr. Bozoarth presented and reviewed the engineer's report, a copy of which is attached. He discussed an overview of engineering matters in the District.

Mr. Bozoarth updated the Board on paving facilities for Sunterra Sections 12 and 13. He reported that no response has been received from bonding company regarding the repairs of the non-warranty items on the punch list.

Mr. Bozoarth presented and reviewed a proposal from Quiddity to prepare Road Bond No. 3 in the amount of \$20,500.00.

Mr. Bozoarth presented and reviewed a proposal from Quiddity to prepare Park Bond No. 4 in the amount of \$66,000.00.

Following review and discussion, Director Simon moved to (1) approve the engineer's report; and (2) approve the proposals from Quiddity, as discussed. Director Morrow seconded the motion, which passed unanimously.

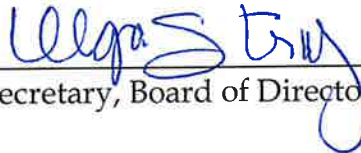
#### PARK AND RECREATIONAL FACILITIES MATTERS

There was no discussion on this agenda item.

#### REPORT ON DEVELOPMENT

There was no discussion on this agenda item.

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

  
Secretary, Board of Directors

(SEAL)



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