

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 157

Minutes of Meeting of Board of Directors

February 18, 2025

The Board of Directors (“Board”) of Harris County Municipal Utility District No. 157 (“District”) met at 2727 Allen Parkway, Suite 1100, Houston, Harris County, Texas, on February 18, 2025 in accordance with the duly posted notice of the meeting, with a quorum of directors present as follows:

Leonard Spearman, President
Perla I. Flores, Vice President
Jason Valenzuela, Director

and the following absent:

Betty Niblett, Secretary.

Also present were Mr. Jorge Diaz of McLennan & Associates, LP; Mr. Lee Crenshaw of Municipal District Services; Ms. Patty Rodriguez of Bob Leared Interests; Ms. Keli Schroeder and Mr. Ray Rangel of Brown & Gay Engineers, Inc.; Ms. Karen Sears of Storm Water Solutions; Mr. Russell Wolf of Best Trash; and Mr. James D. Bonham, attorney for the District.

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

1. The Board reviewed the minutes of the meeting of December 17, 2024, and upon unanimous vote, the minutes were accepted and approved.

2. Mr. Jorge Diaz presented the bookkeeper’s report reflecting activity in all accounts including the sewage treatment plant account. The Board considered invoices presented by the bookkeeper and a schedule of District investments. The Board also reviewed the comparison of actual versus budgeted revenues and expenditures for the general fund and sewage treatment plant account for the fiscal year ending December 31, 2025. After review and discussion, upon unanimous vote, the Board approved the bookkeeper’s report and the checks listed thereon.

3. The attorney for the District then discussed with the Board the requirement pursuant to Texas Local Government Code, Chapter 203, Subchapter D to file a report with the Texas Comptroller’s Office including the District’s audit, directors’ names, contact information for the operator and tax assessor, and authorized and outstanding bonds. After discussion, upon unanimous vote, the attorney was authorized and instructed to prepare and file the necessary report.

4. Ms. Patty Rodriguez presented the tax assessor/collector’s report reflecting the District’s 2024 taxes to be 93.9% collected. The Board reviewed activity in the tax

account and a schedule of delinquent taxes. Upon motion duly made, seconded, and unanimously carried, the Board approved the tax assessor/collector's report and the checks drawn on the tax account.

5. The Board then considered the attached Order confirming engagement of a delinquent tax attorney and levying an additional 20% penalty on 2024 taxes which remain delinquent on July 1, 2025 for real property and April 1, 2025 for personal property. After review and discussion, the Board engaged the delinquent tax attorney and adopted the attached Order levying the penalty.

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

7. The Board then considered the attached Order adopting an over 65 or disabled tax exemption for the 2025 tax year, and upon unanimous vote, the Order was approved by the Board.

8. The Board then discussed the state law requirement to review the District's investments in compliance with Texas Local Government Code, Section 2271. The Board acknowledged a notation on the Investment Officer's quarterly investment report reflecting that the Investment Officer has reviewed the list of scrutinized companies published by the State Comptroller and has confirmed the District's compliance with Texas Local Government Code, Section 2271.

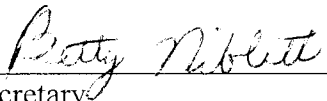
9. Mr. Lee Crenshaw presented the operator's report reflecting the total connections in the District to be 4,168. The Board reviewed the regulatory information and the water production and consumption data reflecting 103.73% of the water pumped during the previous month had been accounted for. The operator reported on the operation of the water plants and the sewage treatment plant and reviewed with the Board the required repairs and maintenance to the District's facilities. Mr. Crenshaw discussed with the Board the brick wall repair which has been completed in the District but advised that additional repairs are needed. The Board discussed the options and agreed to explore the matter further at a future Board meeting. The Board also reviewed the billing and collections data which appear in the report. After discussion, upon unanimous vote, the Board approved the operator's report including all action items and authorized termination of service to all customers with delinquent accounts in accordance with the District's Rate Order. The Board also authorized a schedule of delinquent accounts to be written off as uncollectable.

10. The attorney for the District then discussed with the Board the Federal Trade Commission requirements for adoption of an Identity Theft Prevention Program. The Board confirmed with the District's operator that the program is in place and is not in need of amendment, and upon unanimous vote, the Board adopted the attached Resolution affirming the District's Identity Theft Prevention Program.

11. Ms. Keli Schroeder presented the engineer's report. The Board approved the pay applications reflected in the report and approved issuance of two capacity availability letters to 6480 Greenhouse Road and 18850 West Little York. After discussion by the Board, upon unanimous vote, the Board approved the engineer's report.

12. Ms. Karen Sears of Storm Water Solutions then presented a report on the maintenance of all properties cared for by Storm Water Solutions. After discussion, the Board approved the Storm Water Solutions report. Ms. Sears presented a proposal for vac cleaning the Barker Village OGT facility which was approved by the Board.

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


Secretary

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 157

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 **2727 Allen Parkway, Suite 1100, Houston, Texas 77019.**

The meeting will be held at **12:00 p.m. on Tuesday, February 18, 2025.**

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

1. Minutes of Board of Directors Meeting(s)
2. Bookkeeper's Report; Checks and Invoices; Investment of District Funds; Investment Policy; Wastewater Treatment Plant and General Fund Budgets; Depository Pledge Agreement(s)
3. Annual Report to Texas Comptroller per Senate Bill 625
4. Order Adopting Homestead Exemption
5. Order Adopting Over 65/Disabled Homestead Tax Exemption
6. Annual Notice in Compliance with Texas Water Code Sections 49.063(c)
7. Tax Assessor/Collector's Report; Invoices and Checks; Delinquent Tax Collections; Investment of District Funds; Tax Rate; Tax Exemptions
8. Order Levying Additional Penalty for Delinquent Taxes
9. Operator's Report; Operation, Maintenance, and Repair of District Facilities; Water Quality Report; Waste Discharge Permit; Customer Appeals; Rate Order; Termination of Service on Delinquent Accounts
10. Resolution Affirming Identity Theft Prevention Program
11. Engineer's Report; Design of Facilities; Advertisement for Bids; Construction Contract(s), Pay Estimate(s), and Change Order(s); Utility Commitments; Annexation of Land; Permit Matters; Proposal(s)
12. Storm Water Management Report
13. Other Matters: Order Appointing Director; Travel and Reimbursement Policy; Insurance; Consultant Contracts; Solid Waste Collection Contract; Contract for Electric Power; Arbitrage Compliance; Engage Auditor; Audit Report; Application to Texas Commission on Environmental Quality; Drought Contingency Plan; Water Conservation Plan; Continuing Disclosure; Issuance of Bonds; Elections; Contract for Law Enforcement Services
14. Pending Business



A handwritten signature in black ink, appearing to read 'James D. Bonham', written over a horizontal line.

James D. Bonham, Attorney for the District

ANNUAL NOTICE IN COMPLIANCE WITH TEXAS WATER CODE SECTION 49.063(c)
After at least 50 qualified electors are residing in a district, on written request of at least five of those electors, the board shall designate a meeting place and hold meetings within the district. If no suitable meeting place exists inside the district, the board may designate a meeting place outside the district that is located not further than 10 miles from the boundary of the district. On the failure of the board to designate the location of the meeting place within the district or not further than 10 miles from the boundary of the district, five electors may petition the Texas Commission on Environmental Quality ("Commission") to designate a location. If it determines that the meeting place used by the district deprives the residents of a reasonable opportunity to attend district meetings, the Commission shall designate a meeting place inside or outside the district which is reasonably available to the public and require that the meetings be held at such place. The Commission shall make such a determination not later than the 60th day after receiving the petition. After holding a meeting at a place designated by the district's board or by the Commission after a request is made to either the board or the Commission by five electors, the district's board may hold a hearing on the designation of a different meeting place, including a meeting place outside of the district. The board may hold meetings at the designated meeting place if, at the hearing, the board determines that the new meeting place is beneficial to the district and will not deprive the residents of the district of a reasonable opportunity to attend meetings.