

NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 9

Minutes of Meeting of Board of Directors

March 18, 2025

The Board of Directors ("Board") of Northwest Harris County Municipal Utility District No. 9 ("District") met at 12779 Jones Road, Houston, Harris County, Texas in accordance with the duly posted notice of the meeting, with a quorum of directors present as follows:

G. Ronald Mitchell, President & Treasurer
Donald L. Sheriff, Vice President & Assistant Treasurer
Coy L. Baskin, Sr., Secretary
Frank Ferraro, Director
James Michael O'Hair, Director

and the following absent:

None

Also present were Mr. Anthony Perez of Meritage Homes; Mr. Pete Huinker of HR Green, Inc.; Mr. Ronald Koehn of Koehn & Associates; Mr. Bob Ideus of Municipal Business Services, Inc.; Ms. Michelle Guerrero of Bob Leared Interests; Mr. David Beyer of Stormwater Solutions; Mr. Mark Ivy of M. Marlon Ivy & Associates; and Mr. J. Davis Bonham, Jr. of Smith, Murdaugh, Little & Bonham, L.L.P.

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

1. The Board considered the minutes of the meetings of February 18, 2025 and March 4, 2025 and upon motion duly made, seconded and unanimously carried, the Board approved the minutes as presented.

2. The Board then recognized Bob Ideus who presented the bookkeeper's report. The Board reviewed the report and check presented for signature in detail. The Board noted that it agreed previously to an increase in bookkeeping fees, but that a contract documenting the increase had not been provided. The Board approved execution of the agreement documenting the monthly fee increase. After discussion, upon unanimous vote, the Board approved the bookkeeper's report and the checks listed thereon.

3. The Board then recognized Ms. Wendy Ramirez who presented the audit report for the fiscal year ending September 30, 2024. Upon motion duly made, seconded and unanimously carried, the Board approved the audit report.

4. The Board then considered the Resolution Approving Review of Investment Policy, Strategies & Objectives. Upon motion duly made, seconded and unanimously carried, the Board approved the resolution.

5. The Board then discussed the state law requirement to review the District's investments in compliance with Senate Bill 253. 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 Senate Bill 253.

6. The attorney for the District then discussed with the Board the filing of certain financial information with the Texas Comptroller's Office as required by law. The Board discussed the matter and authorized the attorney to prepare and file the required report.

7. The Board then recognized Ms. Michelle Guerrero who presented the tax assessor/collector's report reflecting the District's 2024 taxes to be 96% collected. The Board noted that an apartment complex in the District, which has not paid a tax exempt tap fee as required for all tax exempt projects, is working with the Houston Housing Authority and appears to be working to make the existing project tax exempt. The Board noted the existing provisions of the District's rate order regarding applicable fees. After discussion, upon unanimous vote, the Board approved the tax assessor/collector's report as presented.

8. The Board then recognized Mr. Ronald Koehn who presented the engineer's report. The engineer is working with the North Harris County Regional Water Authority on Project 28E and has submitted 100% complete plans. Project bids were received November 30, 2023 and the low bidder was R & B Group, Inc. The engineer has responded to RFI's, reviewed submittals and observed construction. Construction is substantially complete and the District is receiving surface water. The previously proposed Cypress N. Houston improvements were a Precinct 4 project. With re-alignment, the project is now within Precinct 3 and the proposed improvements are being redesigned. Harris County has requested District participation in maintenance of a proposed detention pond. Harris County presented project information and maintenance compensation offer at the January 28, 2025 Board meeting. The engineer submitted a maintenance compensation counter-offer on January 30, 2025. Harris County accepted the counter-offer and is preparing agreement. Wastewater Transport Services has completed Phase 1 and 2 cleaning and video inspection of the sanitary sewer system. The engineer has analyzed videos and reports, and is preparing plans for Phase 1 and 2 rehab/repairs. The engineer has evaluated the lift station sites and preliminarily sized back-up generators for each site and is preparing proposed site plans for CenterPoint evaluation of costs to extend and availability of natural gas supply. The engineer is preparing plans and specifications for replacement generator at the wastewater treatment plant. Alliance Residential Company has requested that the existing capacity commitment at Grant Road at Oak Hollow drive be revised from 336 units to 339 units. The developer estimates the taxable value of the project at \$43,000,000 and requested reimbursement for the proposed public water line extension at an estimated cost of \$460,000 and for the proposed detention facility at an estimated cost of \$540,000. The Board decided not to fund any reimbursement for this project at the October 1, 2024 Board meeting. At the November 5, 2024 Board meeting the Board reconsidered the request and decided to offer a \$350,000 reimbursement for the water line extension, contingent upon completing the looped system. The developer has decided to forgo a reimbursement and requested consideration of a reduced tap fee amount in lieu of reimbursement. The Board then recognized Pete Huinker and Anthony Perez who addressed the Board regarding the decision not

to annex or provide service to the property currently under contract by Meritage Homes. The Board reviewed concerns regarding the project. After discussion, upon unanimous vote, the Board approved the engineer's report.

9. The Board reviewed a proposal for mosquito treatment within the District, noting that spraying is currently performed by homeowners associations in the District and agreed not to proceed with the service at this time.

10. The Board recognized David Beyer who reviewed the monthly drainage facility maintenance report with the Board. Upon motion duly made, seconded, and unanimously carried, the Board approved the report as presented.

11. The Board then considered the District's Rate Order and the proposed amendment thereof. After discussion of the change as recommended, the Board unanimously voted to amend the Rate Order.

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

Cory L. Burkin, Sr.
Secretary

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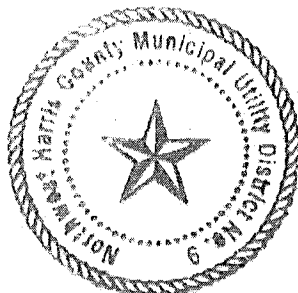
NOTICE OF PUBLIC MEETING

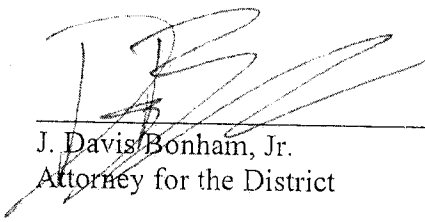
Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **12779 Jones Road, Houston, Harris County, Texas.**

The meeting will be held at **5:00 p.m. on Tuesday, March 18, 2025.**

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

1. Minutes of Board of Directors Meeting(s) of February 18, 2025 and March 4, 2025
2. Bookkeeper's Report; Checks and Invoices; Investment of District Funds; Investment Policy; General Fund Budget; Depository Pledge Agreement(s)
3. Audit Report
4. Resolution Approving Review of Investment Policy, Strategies & Objectives
5. Authorize Continuing Disclosure Compliance filing
6. Annual Report to Texas Comptroller Pursuant to Texas Local Government Code
7. Tax Assessor/Collector's Report; Invoices and Checks; Delinquent Tax Collections; Investment of District Funds; Tax Rate; Tax Exemptions
8. Engineer's Report; Design of Facilities; Advertisement for Bids; Construction Contract(s), Pay Estimate(s) and Change Order(s); Annexation of Land; Permit Matters; Proposal(s); Request for Service; Utility Easements; Development of Land in District
9. Proposal for Mosquito Treatment
10. Detention Pond Maintenance Report
11. Amend Rate Order
12. Other Matters: Operations; Repair and Maintenance; Insurance; Rate Order; Contract for Electric Power; Drought Contingency Plan; Critical Load Submission; Application to Texas Commission on Environmental Quality; Continuing Disclosure
13. Pending Business





J. Davis Bonham, Jr.
Attorney for the District