

MINUTES  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 365

March 3, 2025

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 365 (the "District") met in special session, open to the public, on the 3<sup>rd</sup> day of March, 2025, at 13050 Barker Cypress Road, Cypress, Texas 77429, inside the boundaries of the District, and the roll was called of the members of the Board:

Greg Coleman	President
Cathy Cropper	Vice President
Ann Nguyen Moore	Secretary
Cassandra Cronin	Assistant Secretary
Michael Crafton	Assistant Vice President

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

Also attending the meeting were Director Megan Bradley of Harris County Municipal Utility District No. 364 ("MUD 364"); Michael Murr of Murr Incorporated ("Murr, Inc."); Deputy Robert Endsley of Harris County Sheriff's Department ("HCSD"); and Adisa Harrington and Maricela Guerrero of Allen Boone Humphries LLP ("ABHR").

Also attending via audioconference were Greg Lentz and Austin Ficken of Masterson Advisors, LLC; and Steve Bonjonia of Property Acquisition Services, LLC.

PUBLIC COMMENT

Director Coleman offered any members of the public attending the meeting the opportunity to make public comment. There being no public comments, Director Coleman moved to the next agenda item.

MINUTES

The Board considered approving the special meeting minutes of February 10, 2025. Following review and discussion, Director Moore moved to approve the special meeting minutes of February 10, 2025, as presented. Director Cronin seconded the motion, which passed by unanimous vote.

ENGINEERING AND OPERATING MATTERS

Mr. Lentz reviewed a Surplus General Operating Fund Analysis, a copy of which is attached. Discussion ensued regarding projects for inclusion in a potential bond sale.

## PARK MATTERS

There was no discussion on this agenda item.

## RECYCLING SERVICES

There was no discussion on this agenda item.

## ENGINEERING AND OPERATING MATTERS (CONTINUED)

Director Coleman updated the Board regarding District engineering matters.

Director Crafton reported the Coles Crossing Community Association, Inc. (the "HOA") is interested in building a pickleball court adjacent to the trail. Director Coleman noted Burke Engineering, LLC ("Burke") will coordinate with the HOA regarding same.

Director Crafton reported the resident neighboring the MUD 364 water plant requested fence improvements to address lighting from the plant. Following discussion, the Board concurred to take no action.

## WATER CONSERVATION AND DRAINAGE MATTERS

There was no discussion on this agenda item.

## COMMUNITY EVENTS

Director Moore updated the Board regarding the World Water Day community event scheduled for April 12, 2025. The Board requested the Eye-on-Water smart meter app handout be revised to clearly state that residents who sign up by June 30, 2025, will receive a one-time \$5.00 rebate on their water bill.

## COMMUNICATION MATTERS

There was no discussion on this agenda item.

## SECURITY REPORT

Deputy Endsley presented and reviewed the security report from the Harris County Sheriff's Office, a copy of which is attached. Discussion ensued.

Deputy Endsley reported that the HCSD is reconfiguring boundary lines, and the five existing districts will be modified when a sixth district is created. Following discussion, the Board requested ABHR prepare a letter requesting Deputy Endsley continue serving as the designated Sheriff's Deputy for the District.

## RECREATIONAL AND LANDSCAPE FACILITIES

Mr. Murr discussed landscape matters in the District.

Mr. Murr updated the Board regarding the Silversand Services ("Silversand") agreement for maintenance of District property previously maintained by the HOA, noting Silversand has begun maintenance.

Mr. Murr updated the Board regarding the dead tree near the volleyball court, noting he informed the HOA of same.

Mr. Murr reported the District splashpad bollard will need to be painted and re-decaled.

Mr. Murr presented sample signs to replace the existing park signage. Discussion ensued regarding the number of signs required, park rules, and the costs and potential future maintenance for each sample. Following discussion, the Board designated the Parks Committee to coordinate with MUD 364, Murr, Inc., and Burke and present their recommendations at a future Board meeting.

## CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.072, TEXAS GOVERNMENT CODE, TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY

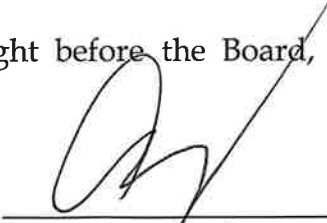
The Board convened in executive session at 6:02 p.m., pursuant to Section 551.072, Texas Government Code, to deliberate the purchase, exchange, lease, or value of real property. The Board concurred that Mr. Bonjonia needed to be present for the discussion regarding real property. Ms. Harrington, Ms. Guerrero, and Mr. Bonjonia were also present.

## RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION REGARDING THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY

The Board reconvened in open session at 6:36 p.m. No action was taken by the Board.

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



  
Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

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