

MINUTES  
WALLER COUNTY MUNICIPAL UTILITY DISTRICT NO. 37

February 13, 2025

The Board of Directors (the "Board") of Waller County Municipal Utility District No. 37 (the "District") met in regular session, open to the public, on the 13th day of February, 2025, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2600, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Matthew C. Deal	President
Mark Witcher	Vice President
Brian Welch	Secretary
Leigh Ellis III	Assistant Secretary
David Moriniere	Assistant Vice President

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

Also attending the meeting were Tim Applewhite of McGrath & Co., PLLC ("McGrath"); David Wood of Robert W. Baird & Co. Incorporated; Blair Bozoarth of Quiddity Engineering, LLC ("Quiddity"); Tracey Scott of Myrtle Cruz, Inc.; Dana Hollingsworth of Municipal District Services ("MDS"); Patty Rodriguez of Bob Leared Interests; and Greer Pagan 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 January 9, 2025, regular meeting. After review and discussion, Director Welch moved to approve the minutes, as presented. Director Moriniere seconded the motion, which passed unanimously.

SECURITY MATTERS

The Board reviewed the security patrol report previously disbursed, a copy of which is attached.

## DEVELOPER REIMBURSEMENT REPORT FOR SURPLUS FUNDS FOR UNLIMITED TAX ROAD BONDS, SERIES 2024

Mr. Applewhite presented and reviewed a developer reimbursement report for surplus funds for reimbursable amounts due to District developers from the District's Series 2024 Unlimited Tax Road Bond issue. After review and discussion, Director Moriniere moved to approve the developer reimbursement report. Director Welch 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 Welch moved to (1) approve the bookkeeper's report and the checks presented for payment; and (2) authorize disbursement of the bond proceeds as provided in the developer reimbursement report. Director Deal seconded the motion, which passed by unanimous vote. A copy of the bookkeeper's report is attached.

## TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Rodriguez presented and reviewed the tax assessor/collector's report, a copy of which is attached. Following review and discussion, Director Moriniere moved to approve the tax assessor/collector's report. Director Welch seconded the motion, which was approved by unanimous vote.

## RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

Mr. Pagan reviewed a Resolution Concerning Exemptions from Taxation. After review and discussion, Director Moriniere 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 Welch 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.

After review and discussion, Director Moriniere moved to (1) approve the operator's report; and (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. Director Ellis seconded the motion, which passed by unanimous vote.

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

Mr. Bozoarth updated the Board on engineering matters in the District, as reflected in Quiddity's report, a copy of which is attached.

PARK AND RECREATIONAL FACILITIES MATTERS

There was no discussion on this agenda item.

CONSENT TO DEVELOPER ASSIGNMENT AND RELATED CERTIFICATIONS

Mr. Pagan presented and reviewed a Sale and Assignment Agreement for Assignment of Receivables to TIP Financing and other documents related to the Assignment (collectively, the "Assignment Agreement").

After review and discussion, Director Moriniere moved to approve the Assignment Agreement. Director Welch seconded the motion, which passed unanimously.

REPORT ON DEVELOPMENT

Mr. Bozoarth generally discussed development in the District.

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

(SEAL)



  
Assistant Secretary, Board of Directors

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