

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 183
Minutes of Meeting of Board of Directors
August 27, 2024

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 183 (the "District") met in regular session, open to the public on August 27, 2024, in accordance with the duly posted notice of public meeting, and the roll was called of the duly constituted officers and members of said Board of Directors, as follows:

Anthony (Jerry) Langley, President
Rudy Alvarado, Vice President
Chad Vowell, Secretary
Robert Pollard, Assistant Secretary
Daniel Mushen, Assistant Secretary

all of whom were present except Director Langley, thus constituting a quorum. Director Langley entered later in the meeting as noted herein.

Also present was Chad Walker of Quiddity Engineering, LLC ("Quiddity"); Derek Davenport of McLennan & Associates ("McLennan"); Michelle Guerrero of Bob Leared Interest, Inc. ("Leared"); Mike Scott of Si Environmental, LLC ("SE"); and Gina Free and MyMy Pham of Schwartz, Page & Harding, L.L.P. ("SPH").

Following the roll call, the meeting was called to order and declared open for such business as might regularly come before the Board.

PUBLIC COMMENTS

The Board began by opening the meeting for public comments. It was noted that no members of the public were present.

APPROVAL OF MINUTES

The Board next considered approval of the minutes of the Board meeting held on July 23, 2024. Following discussion, Director Vowell moved that the minutes of the July 23, 2024, meeting be approved, as written. Director Pollard seconded said motion, which unanimously carried.

BOOKKEEPER'S REPORT AND INVESTMENT REPORT

Mr. Davenport presented to and reviewed with the Board the Bookkeeper's Report dated August 27, 2024, a copy of which is attached hereto as **Exhibit A**, including the disbursements presented for payment.

A discussion ensued regarding the District's general operating reserves. Ms. Free recommended that the Board transfer funds from the District's capital projects account from its Series 2018 Bonds to the District's general operating funds for capital improvement projects

completed or to be completed to avoid any arbitrage or yield restriction payments on the Series 2018 Bonds. She further advised that she will discuss with Mr. Walker and Ms. Shelton and report back to the Board.

Director Langley entered the meeting at this time.

Director Alvarado questioned check no. 11470 payable to Jackrabbit Road PUD ("Jackrabbit"). Mr. Davenport advised that said payment included two (2) invoices from Jackrabbit. Director Alvarado also questioned check no. 11471 payable to K-3BMI. Upon further review, Mr. Davenport advised that check no. 11471 was included in error and was addressed to Jackrabbit, not the District. He further advised that check no. 11471 will be voided.

Following discussion, Director Vowell moved that (i) the Bookkeeper's Report be approved, (ii) the disbursements identified in the Report be approved for payment, with the exception of check no. 11471, which was voided, and (iii) check no. 11495 in the amount of \$9,961.14 payable to Jackrabbit and check no. 11496 in the amount \$107.53 payable to AT&T, which were not included in the Report, be approved for payment. Director Pollard seconded said motion, which unanimously carried.

FINANCIAL ADVISORS TAX RATE RECOMMENDATION

The Board deferred consideration of the financial advisor's tax rate recommendation pending receipt of the certified appraised values from the Harris Central Appraisal District.

TAX ASSESSOR-COLLECTOR'S REPORT

Ms. Guerrero then reviewed the Tax Assessor-Collector's Report for the month of July 2024, a copy of which is attached hereto as **Exhibit B**, including the disbursements presented for payment. After discussion, Director Vowell moved that the Tax Assessor-Collector's Report be approved and the disbursements identified in the Report be approved for payment. Director Pollard seconded said motion, which unanimously carried.

DELINQUENT TAX COLLECTIONS ATTORNEY'S REPORT

The Board deferred consideration of a Delinquent Tax Collections Attorney's Report after noting that no report was received from Perdue, Brandon, Fielder, Collins & Mott, L.L.P., the District's Delinquent Tax Collections Attorney.

OPERATIONS AND MAINTENANCE REPORT

Mr. Scott presented to and reviewed with the Board the Operations and Maintenance Report for the month of July 2024, a copy of which is attached hereto as **Exhibit C**.

Mr. Scott noted that the tree debris from Hurricane Beryl located on the District's property has been removed. He also presented two proposals for (i) the removal of dead trees in the amount

of \$3,300, and (ii) tree trimming of low hanging branches for \$3,000. The Board deferred approval of said proposals pending discussion regarding the proposed administrative building.

The Board then discussed the meter replacement program. Mr. Scott advised that SE is replacing about 25 meters per month. The Board noted that there are approximately 400 meters that were registering over one (1) million gallons and it would take approximately 18 months to replace said meters at a rate of 25 per month. The Board requested that SE dedicate additional resources to replace more meters per month. Mr. Scott advised that he will discuss with the SE team and report back to the Board.

Director Langley then discussed the replacement of the District's sign and posting board which is used for posting notices of meetings. The Board also discussed the District's security cameras and the damaged AT&T line. Mr. Scott advised that SE will continue to follow up with AT&T to get the cameras back online.

Following discussion, Director Vowell moved to (i) approve the termination of delinquent accounts in accordance with the District's Rate Order, and (ii) authorize SE to replace the District's sign and posting board. Director Langley seconded the motion, which unanimously carried.

ENGINEER'S REPORT

Mr. Walker next presented to and reviewed with the Board the Engineer's Report dated August 22, 2024, a copy of which is attached hereto as **Exhibit D**. In connection therewith, Mr. Walker presented and reviewed with the Board the Annual Water Plant Inspection Report ("Inspection Report"), a copy of which is included with **Exhibit D**. In connection therewith, Mr. Walker presented Change Order No. 1 to the 2023 Water Plant No. 1 Improvements Project in the amount of \$14,000 to address certain repairs that were identified in the Inspection Report. He advised that the remainder of the repairs and improvements identified in the Inspection Report can be addressed by SE. The Board questioned Mr. Scott on the condition of the District's water facilities and asked why the repair and improvement items identified in the Inspection Report had not been previously addressed by SE. The Board also inquired about SE's preventative maintenance plans and schedules for the District's water facilities. Following discussion, Director Vowell moved to authorize SE to repair the items identified in the Inspection Report that were not included in Change Order No. 1 to the 2023 Water Plant No. 1 Improvements Project. Director Mushen seconded the motion, which unanimously carried.

Following further discussion, Director Vowell moved to (i) approve the award of contract for the Grand Forest Drive Water Line Loop to Faith Utilities, LLC in the amount of \$73,000, (ii) approve Pay Estimate No. 2 and Final in the amount of \$21,520.53, Change Order No. 1 for a deduct of \$866.85, the Certificate of Substantial Completion, and the Certificate of Acceptance in connection with the 2023 Sanitary Sewer Cleaning and Televising Project – Phase III, (iii) approve Pay Estimate No. 1 in the amount of \$9,000 for the Remote Water Well No. 2 Generator Addition, and (iv) approve Change Order No. 1 in the amount of \$14,000 for the 2023 Water Plant No. 1 Improvements Project. Director Mushen seconded the motion, which unanimously carried.

DISCUSSION REGARDING THE PROPOSED ADMINISTRATIVE BUILDING

Director Langley summarized the conversations that the building subcommittee had between meetings and the additional information gathered regarding design and construction of the proposed administrative building. Further discussion ensued regarding next steps. Following discussion, Director Langley moved that (i) SPH and Quiddity be authorized to schedule a special meeting to interview architects, and (ii) Quiddity be authorized to send a request for qualification for architectural services. Director Alvarado seconded said motion, which unanimously carried. Following a discussion of timing, Ms. Free advised that SPH will schedule the special meeting on Thursday, September 12, 2024, at 12:00 pm, at the Windsong Homeowners' Association clubhouse.

SECURITY REPORT

Director Langley next discussed security matters in the District.

Director Vowell exited the meeting at this time.

ELECTRONIC STORAGE OF DISTRICT RECORDS, RESOLUTION ADOPTING RECORDS RETENTION SCHEDULES AND POLICIES AND PROCEDURES FOR ELECTRONIC STORAGE OF DISTRICT RECORDS, AND REQUEST FROM RECORDS MANAGEMENT OFFICER TO DESTROY CERTAIN RECORDS OF THE DISTRICT

Ms. Free presented to and reviewed with the Board a memorandum prepared by SPH, which is attached hereto as **Exhibit E**, regarding the legal requirements to electronically store District records and destroy the paper copies of such records. In this regard, she recommended that the Board approve the Resolution Adopting Records Retention Schedules and Policies and Procedures for Electronic Storage of District Records attached hereto as **Exhibit F** (the "Records Resolution"). After discussion, Director Langley moved to approve the Records Resolution, and authorize the Records Management Officer to execute the related certifications, and that same be submitted to the Texas State Library and Archives Commission for review and approval. Director Pollard seconded the motion, which unanimously carried.

Ms. Free next reported that the District's Records Retention Schedules adopted in connection with its Records Management Program require that records of the District be retained only for specific periods of time based on the type of record. She next presented a request from the Records Management Officer for approval to destroy certain records in accordance with the District's Records Retention Schedules, a copy of which request is attached hereto as **Exhibit G** (the "Request"). After discussion, Director Pollard moved that SPH be authorized to destroy the records described in the Request. Director Langley seconded said motion, which carried unanimously.

ATTORNEY'S REPORT

Ms. Free presented to and reviewed with the Board a memorandum prepared by SPH regarding the Tyco and BASF Class Action Settlements ("the Settlements") relating to the presence of PFAS (polyfluoroalkyl substances) in drinking water, a copy of which memorandum is attached hereto as **Exhibit H**. Following discussion, it was moved by Director Pollard, seconded by Director Langley and unanimously carried, that the District will not opt out of the Settlements.

FUTURE AGENDA ITEMS


The Board did not request any items be placed on future agendas other than those already discussed and regular, on-going items.

ADJOURNMENT

There being no further business to come before the Board, upon motion made by Director Pollard, seconded by Director Langley, and unanimously carried, the meeting was adjourned.

(SEAL)




Secretary, Board of Directors

Harris County Municipal Utility District No. 183
EXHIBITS

- Exhibit A Bookkeeper's Report
- Exhibit B Tax Assessor-Collector Report
- Exhibit C Operations and Maintenance Report
- Exhibit D Engineer's Report
- Exhibit E SPH Memorandum
- Exhibit F Records Resolution
- Exhibit G Request for Records Retention Destruction
- Exhibit H DuPont and 3M Class Action Settlements Memorandum

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