

**MINUTES OF MEETING
OF THE BOARD OF DIRECTORS**

April 14, 2025

STATE OF TEXAS §

COUNTY OF HARRIS §

NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 21 §

The Board of Directors (the “Board”) of **Northwest Harris County Municipal Utility District No. 21** (the “District”) met in special session, open to the public, at 6330 West Loop South, Suite 150, Bellaire, Texas 77401, on Monday, April 14, 2025, whereupon roll was called of the members of the Board, to-wit:

Rand R. Wall	-	President
Bill Tallas	-	Vice President
Bruce Popper	-	Secretary
Andy Johnston	-	Assistant Secretary
Matthew Barton	-	Assistant Secretary

All members of the Board were present thus constituting a quorum.

Also present at the meeting were: Jon Strange of JNS Consulting Engineers, Inc. (“JNS”); Lina Loaiza of Bob Leared Interests (“BLI”), the District’s Tax Assessor/Collector (“TAC”); Howard Wilhite of H2O Innovation Operation and Maintenance, LLC (“H2O”), Operator for the District (“Operator”); Wesley Lay and Alyvia McEwen of Quiddity Engineering (“Quiddity”), Engineer for the District (“Engineer”); Vanessa Martinez of Myrtle Cruz, Inc. (“MCI”), the District’s Bookkeeper (“Bookkeeper”); and John Cannon and Laken Jenkins Kilgore of Coats|Rose, P.C. (“Coats|Rose”), the District’s legal counsel.

Whereupon, the meeting was called to order in accordance with notice posted pursuant to Texas law, and the following action was conducted. A copy of the posted agenda notice is attached hereto as Exhibit “A.”

HEAR FROM PUBLIC

The Board noted that there were no members of the public wishing to address the Board.

TAX ASSESSOR/COLLECTOR’S REPORT

Report

The Board recognized Ms. Loaiza who reviewed the TAC's Report and a list of delinquent tax accounts, copies of which are attached hereto as Exhibit "B." As of March 31, 2025, 95% of the 2024 tax levy has been collected.

Following a discussion of the report and the status of collection of delinquent taxes, upon a motion made by Director Johnston, seconded by Director Barton, the Board voted unanimously to approve the TAC's Report and the action items therein.

BOOKKEEPER'S REPORT

The Board recognized Ms. Martinez, who submitted to and reviewed with the Board the Bookkeeper's Report, including invoices for payment, a copy of which is attached hereto as Exhibit "C."

Ms. Martinez presented for the Board's review and approval the draft budget for fiscal year ending May 31, 2026. Ms. Martinez requested the Board and consultants provide feedback in time for its adoption in May.

Following review and discussion and based on a motion by Director Popper, which was seconded by Director Tallas, the Board voted unanimously to approve the Bookkeeper's Report, the invoices submitted for payment.

OPERATOR'S REPORT

The Board recognized Mr. Wilhite, who presented the Operator's Report, a copy of which is attached hereto as Exhibit "D." Mr. Wilhite reported as follows:

- The District has a total of 90 connections;
- The combined billed consumption for the month was 14,208,000 gallons of water;
- There were no cut-offs; and
- Attached to the Operator's Report is a list of charges over \$500.

After discussion, upon a motion brought by Director Tallas, seconded by Director Barton, the Board voted unanimously to approve the Operator's Report.

ENGINEER'S REPORT

The Board recognized Mr. Lay of Quiddity, who presented the Engineer's Report attached hereto as Exhibit "E."

The following action items were presented:

- WWTP Motor Control Center ("MDD") & Blower Replacement
 - Mr. Lay presented and recommended approval of Change Order No. 4 in the deduct amount of \$36,252.93.

- A final inspection of the project will be scheduled.
- Joint Wastewater Treatment Plant Inspection
 - Quiddity plans to coordinate with H2O to schedule the inspection and associated basin drainings after the current WWTP project is completed.
- Water Well No. 1 Performance Testing
 - The semi-annual GM Services pump testing report for the well indicates that the well is performing as intended.

Mr. Lay discussed the potential sale of surplus District property, including five (5) blower motors and a one-ton electrical chain hoist. Ms. Kilgore presented for the Board's approval a Resolution regarding Surplus Property (the "Resolution") authorizing same.

After further discussion, upon a motion brought by Director Tallas, seconded by Director Johnston, the Board voted unanimously to approve the Engineer's Report and the action items therein, including Change Order No. 4 and the Resolution.

ATTORNEY'S REPORT

Minutes

Mr. Cannon presented the minutes of the meeting held on March 17, 2025, previously distributed to the Board. Upon a motion made by Director Popper and seconded by Director Barton, the Board voted unanimously to approve said minutes.

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

[signature page follows]

PASSED, APPROVED and ADOPTED this 19th day of May, 2025.


Secretary, Board of Directors

(Seal)

