

MINUTES  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 500  
(Internal)

June 10, 2025

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 500 (the "District") met in regular session, open to the public, on the 10<sup>th</sup> day of June, 2025, at the Lakehouse, 10000 Towne Lake Parkway, Cypress, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Jeffry D. Ottmann	President
Joanne E. Quintero	Vice President
Jeff P. Collins	Secretary
James Spackman	Assistant Secretary
Alan Steinberg	Asst. Vice President/ Asst. Secretary

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

Also present at the meeting were Marie Wern, Michael Wern, Diane Scott, and Lydia Morgan, members of the public; Deanna Parmenter, Director of Harris County Municipal Utility District No. 502; Sergeant David Bruce, Deputy Kimberly Nobles, and Deputy Javier Concepcion of Harris County Sheriff's Office ("HCSO"); Josh Rambo of McCall Gibson Swedlund Barfoot Ellis PLLC; Leslie Cook of RBC Capital Markets; Michael Crahan of Caldwell Companies; Angel Ruvalcaba of KGA/DeForest Design, LLC; Lynn Kurtz of Myrtle Cruz, Inc.; Amanda Benzman of Inframark Water & Infrastructure Services ("Inframark"); J.T. Gaden of EHRA Engineering; Brenda McLaughlin of Bob Leared Interests; and Katie Carner, Allison Leatherwood, Jennifer Ramirez, and Franky Wallace of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

Ms. Parmenter requested the Board consider constructing additional tennis and/or pickleball courts as part of future park and recreational facility improvement projects in Towne Lake.

Mr. Wern addressed the Board regarding security concerns in Lakeshore. He also addressed the Board regarding sidewalk connections between Lakeshore and the Boardwalk, noting that only the west side of the street has a sidewalk and it is currently closed due to construction on an adjacent commercial tract.

Ms. Scott addressed the Board regarding security concerns in Lakeshore.

## CONSENT AGENDA

Director Ottmann offered Board members the opportunity to remove items from the Consent Agenda for individual discussion. After discussion, Director Spackman moved to approve all items on the Consent Agenda, and direct that, where appropriate, the documents be filed appropriately and retained in the District's official records, including: (1) the minutes of the May 13, 2025, regular meeting; (2) the bookkeeper's report; (3) the tax assessor's report; (4) authorizing the District's delinquent tax attorney to proceed with the collection of 2024 delinquent taxes; (5) the operator's report; and (6) the engineer's report. Director Quintero seconded the motion, which passed unanimously. Copies of the bookkeeper's report, tax assessor's report, operator's report, and engineer's report are attached.

## ITEMS REMOVED FROM THE CONSENT AGENDA

There were no items from the Consent Agenda.

## SECURITY MATTERS, INCLUDING REPORT FROM THE HCSO AND SECURITY COMMITTEE, AND DISCUSS RENEWAL OF CONTRACT WITH HARRIS COUNTY

The Board discussed the security concerns brought up under public comments. Director Quintero encouraged Lakeshore residents to contact the HCSO to report trespassing. Mr. Crahan stated that the Towne Lake Community Association ("HOA") will request that the HOA's private security company increase patrols within Lakeshore.

The Board discussed the upcoming renewal of the law enforcement contract with Harris County. Ms. Morgan stated that she recommends adding another deputy to the contract when it renews. The Board discussed potentially adding an additional deputy to the District's law enforcement contract with the HCSO, based on the recommendation of Ms. Morgan and the HCSO. The Board requested that ABHR inquire if the other Towne Lake participants would be willing to contribute to the cost of an additional deputy. After review and discussion, Director Quintero moved to authorize ABHR to send the request for an additional deputy, to be included in the renewal contract with Harris County, contingent upon the other Towne Lake participants agreeing to cover the cost of an additional deputy. Director Spackman seconded the motion, which passed unanimously.

Ms. Morgan updated the Board on security matters in Towne Lake.

The Board reviewed the security report provided by the HCSO for the month of May and directed that it be filed in the District's records.

#### APPROVE AUDIT FOR FISCAL YEAR END MARCH 31, 2025

Mr. Rambo presented the combined draft audit for the Master District and Internal District for the fiscal year ending March 31, 2025. Following review and discussion, Director Quintero moved to approve the audit for fiscal year ended March 31, 2025, subject to final review. Director Spackman seconded the motion, which passed unanimously.

#### ADDITIONAL FINANCIAL AND BOOKKEEPING MATTERS

There was no discussion on this agenda item.

#### RENEWAL OF DISTRICT'S INSURANCE POLICIES

Ms. Carner stated that the District has not yet received the insurance renewal proposal from Arthur J. Gallagher & Co. ("AJG").

After discussion, the Board concurred to delegate authority to Director Quintero to review the insurance renewal proposal from AJG, once available, to determine whether to request that ABHR solicit additional insurance proposals.

#### ADDITIONAL TAX MATTERS, INCLUDING DISCUSS PLACEMENT OF AGED PERSONAL PROPERTY TAXES ON UNCOLLECTIBLE ROLL

Ms. McLaughlin stated that all of the 2019 and 2020 delinquent personal property tax accounts are recommended to be moved to the uncollectible roll.

After review and discussion, Director Collins moved to authorize the tax assessor/collector to move the uncollectible delinquent personal property accounts to the uncollectible roll, as recommended. Director Spackman seconded the motion, which passed unanimously.

#### ADDITIONAL OPERATIONAL MATTERS

There was no discussion on this agenda item.

#### HEARING ON TERMINATION OF WATER AND SEWER SERVICE

There was no discussion on this agenda item.

#### WEST HARRIS COUNTY REGIONAL WATER AUTHORITY MATTERS

There was no discussion on this agenda item.

ADDITIONAL ENGINEERING MATTERS

There was no discussion on this agenda item.

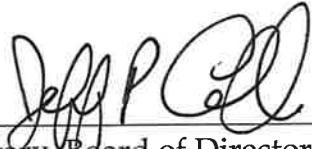
REPORT REGARDING DEVELOPMENT IN THE DISTRICT

Mr. Crahan updated the Board on the status of development in Towne Lake.

REVIEW AND REVISE ACTION LIST

There was no discussion on this agenda item.

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

  
\_\_\_\_\_  
Secretary, Board of Directors



LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
Bookkeeper's report.....	2
Tax assessor's report.....	2
Operator's report.....	2
Engineer's report.....	2