

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

May 19, 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, May 19, 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, except Director Johnston, 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”); Christina Ferguson 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.

AUTHORIZE AUDIT

The Board reviewed an audit continuance letter from McCall Gibson Swedlund Barfott and Ellis, PLLC (“MGSBE”), for MGSBE to prepare the District’s audit for fiscal year ended May 31, 2025.

Following a discussion and upon a motion made by Director Tallas, seconded by Director Barton, the Board voted unanimously authorize the preparation of the audit.

TAX ASSESSOR/COLLECTOR’S 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 April 30, 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 Popper, 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. Ferguson, 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. Ferguson presented for the Board’s approval a budget for the fiscal year ending May 31, 2026.

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, and the budget.

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 16,362,000 gallons of water;
- There were no cut-offs; and
- Attached to the Operator’s Report is a list of charges over \$500.

Mr. Wilhite next reviewed the Consumer Confidence Report (the “CCR”) which outlines the District’s drinking water quality for the 2024 year. A copy of the CCR is

included in the Operator's report and a link to the CCR will be printed on the customers' water bills.

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 Pay Estimate No. 25 and Final in the amount of \$109,193.99.
 - Mr. Lay further requested approval and signature of the Certificate of Substantial Completion and the Certificate of Acceptance.
 - Mr. Lay reviewed the U.S. Ply, Inc. scope of coverage of the roof warranty for the new MMC building and requested the Board execute the warranty.
- **Joint Wastewater Treatment Plant Inspection**
 - Quiddity presented a budget for the WWTP inspection and basin draining and cleaning project and requested Board authorization to proceed with MPU No. 3 basin draining.
- **Water Well No. 1 Performance Testing**
 - Quiddity is awaiting the final drawings and specifications for the project.

After discussion, upon a motion brought by Director Tallas, seconded by Director Popper, the Board voted unanimously to approve the Engineer's Report and the action items therein.

ATTORNEY'S REPORT

Mr. Cannon presented the minutes of the meetings held on April 14, 2025, and May 8, 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 16th day of June, 2025.


Secretary, Board of Directors

(Seal)

