

## **WEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 4**

### **Minutes of Meeting of Board of Directors May 19, 2025**

The Board of Directors (“Board”) of West Harris County Municipal Utility District No. 4 (“District”) met on May 19, 2025 at 303 Bridge Crest Blvd., Houston, Harris County, Texas, in accordance with the duly posted notice of said meeting, with a quorum of Directors present as follows:

Mary Gomez, President  
Hannah Affram, Vice President  
Anthony Rodriguez, Secretary  
Michael Cummings, Treasurer

and the following absent:

Jack Patel, Director

Also present were Mr. Carlous Smith, the District’s operator; Ms. Michelle Guerrero, the District’s tax assessor-collector; Mr. Bob Ideus, the District’s bookkeeper; Ms. Christi Leighton on behalf of Best Trash; Ms. Karen Sears with Storm Water Solutions; and Ms. Jennifer B. Seipel, attorney for District. Director Patel listened in via the telephone but did not participate in the meeting.

The President called the meeting to order and declared it open for such business as might regularly come before it.

1. The Board opened the floor for public comment. None was received.
2. The Board reviewed the minutes of the meeting held on April 28, 2025. Upon motion duly made, seconded and unanimously carried, the Board approved the minutes as presented.
3. Ms. Guerrero presented the tax assessor-collector’s report, copy attached, which showed 96.7% collections for 2024 taxes as of the date of the report. Upon motion duly made, seconded and unanimously carried, the Board approved the tax assessor-collector’s report and the checks listed thereon as presented.

4. Mr. Ideus presented the bookkeeper's report, copy attached. He noted that the District is in the eighth month of its September 30, 2025 fiscal year. Upon motion made, seconded, and duly carried, the Board approved the bookkeeper's report as presented.

5. Mr. Smith presented the operator's report, copy attached. He noted 567 connections in the District with 93.56% water accountability for the previous month. The District's wastewater treatment plant operated at 34% of its capacity. The operator stated that he continues to work with Director Rodriguez on obtaining proposals for the removal and installation of a new fence around the water plant. Mr. Smith also stated that a fire hydrant needing service recently was repaired. The operator then reviewed a list of delinquent accounts to the Board for termination of utility service. After discussion, upon motion duly made, seconded and unanimously carried, the Board approved the operator's report and action items thereon as presented.

6. Having previously considered and approved the District's annual consumer confidence report at the last meeting, the Board unanimously approved its distribution by the upcoming deadline as authorized by law.

7. There was no engineer's report.

8. The Board then considered a cyber security insurance proposal presented by the attorney. After some discussion, the Board took no action with regard to the proposal.


9. Ms. Leighton then presented the annual CPI adjustment on behalf of Best Trash, noting that the rate will increase from \$24.40 to \$25.69 per household per month. The Board then discussed the engagement of Best Trash to service the dumpster at the wastewater treatment plant, which is currently served by Waste Management. The attorney stated that her office looked into the matter and obtained from Waste Management an agreement from 2009, which Waste Management is claiming has automatically renewed through February 2026. There is nothing in the agreement setting forth the charges that the District has been paying, to which representatives for Waste Management stated that the rates have increased over the years. However, Waste Management is now offering to enter into a new agreement with the District, whereby it will charge the District \$159 per month to service the dumpster, rather than the roughly \$1,500 per month that it is charging now. The attorney recommended that she send a demand letter to Waste Management demanding that the District be allowed to terminate the agreement

now. The Board authorized the sending of such letter, as necessary, and agreed to take up this matter further at the next meeting.

10. Ms. Sears presented a report on behalf of Storm Water Solutions. She noted that the District's detention and related facilities are on good shape, with the exception of one outfall pipe in need of repair. She presented a proposal in the amount of \$5,474.00 for such repair. After discussion, the Board elected to get input from their engineer before proceeding.

11. Under pending business, the Board confirmed that Director Rodriguez will cast the District's vote at the upcoming election of the board for the Association of Water Board Directors.

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

  
Secretary