

WEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 4

Minutes of Meeting of Board of Directors
June 23, 2025

The Board of Directors ("Board") of West Harris County Municipal Utility District No. 4 ("District") met on June 23, 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
Jack Patel, Assistant Secretary

and the following absent:

None

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; and Ms. Jennifer B. Seipel, attorney for District.

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 May 19, 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 97.9% 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 eight 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. The Board reviewed the ethics letter and update by investment officer, Bob Ideus. The attorney noted that annually the investment officer is asked to disclose whether he has any personal business relationships (as that term is defined by statute) with anyone offering to engage in an investment transaction with the District. Mr. Ideus submitted the required disclosure which indicated that he had no such relationships to disclose. The attorney noted that this document would be filed with the Texas Ethics Commission and in the District's records as required by law. Upon unanimous vote, the Board approved the investment officer disclosure as presented and authorized its necessary filing.

6. Mr. Smith presented the operator's report, copy attached. He noted 567 connections in the District with 91.97% water accountability for the previous month. The District's wastewater treatment plant operated at 29% of its capacity. Mr. Smith noted that the valve survey was recently conducted, and recommendations will be provided at the next meeting. The operator presented a proposal from Fencecrete for the repair of the wall around the District's plant facilities. The Board unanimously approved such proposal pending confirmation that the materials being used will match the existing wall and that the scope of the work to be performed is sufficient to fully repair the wall. The Board discussed the removal of several trees in an alleyway between residential homes and the District's plant. Ms. Seipel stated that she will first confirm with the engineer whether the District owns that property. Lastly, the Board discussed its contract with Waste Management for service to the dumpster at the wastewater treatment plant. Ms. Seipel stated that she convinced Waste Management to allow the District to terminate their agreement effective July 1, 2025. The Board agreed with such course of action and approved the proposal with Best Trash, its residential trash provider, for service to the dumpster beginning July 1. The operator 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.

7. Ms. Seipel reported on the necessity to submit emergency operations information and an application for critical load status. Texas law requires that the District submit information regarding its emergency operations to state emergency operations offices and local offices. In addition, the District must apply for its critical water and sewer facilities to be given priority status for power restoration after a hurricane or other storm. The Board acknowledged the operator's submission of the necessary documentation.

8. There was no engineer's report.

9. The Board then approved the outfall repair previously proposed by Storm Water Solutions at the prior meeting.

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

Secretary

