

WEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 4

Minutes of Meeting of Board of Directors July 28, 2025

The Board of Directors (“Board”) of West Harris County Municipal Utility District No. 4 (“District”) met on July 28, 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 June 23, 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 98.1% 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 ninth month of its September 30, 2025 fiscal year. Director Cummings asked

several questions regarding checks to be issued, and the bookkeeper provided answers to such questions. 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 93.72% water accountability for the previous month. The District's wastewater treatment plant operated at 34.3% of its capacity. Mr. Smith presented the final proposal from Fencecrete in the amount of \$12,812.00 for the repair of the wall around the District plant, which the Board unanimously approved given the cost savings of making the repair versus replacing the entire fence. The Board requested that Mr. Smith obtain in writing from Fencecrete that the fence repair will be covered by a one-year warranty. He agreed to do so. The Board discussed the removal of several trees in an alleyway between residential homes and the District's plant. Ms. Seipel stated that the engineer was unable to independently confirm whether the District owns that property, so he created an exhibit so that title may be run. Mr. Smith presented a write-off list to be sent to collections, which the Board approved. Director Gomez noted that the eye-on-water software appears to be working better. The Board asked whether the District has a contract with the entity, which the attorney stated that she would look into. Lastly, 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.

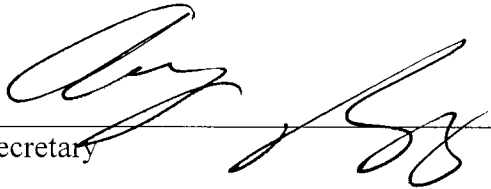
6. There was no engineer's report. However, the attorney stated that she received a communication from the attorney for members of the Chelford City regional sewer plant regarding a draft of the agreement selling capacity to the District. She is awaiting receipt of the draft agreement.

7. The Board then reviewed its Rate Order. The operator presented a draft of proposed changes to the Fee Schedule that accompanies the Rate Order. After discussion, the Board unanimously approved the proposed changes to the Rate Order and Fee Schedule as presented.

8. The Board then conducted its annual review of the Code of Ethics. After review, the Board made no changes to its current Code of Ethics.

9. The Board reviewed its out-of-district agreements, with the attorney noting that no action was required at this time.

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


Secretary