

WEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 4

Minutes of Meeting of Board of Directors August 25, 2025

The Board of Directors (“Board”) of West Harris County Municipal Utility District No. 4 (“District”) met on August 25, 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; Mr. Sean Humble, the District’s engineer; 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 July 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 98.3% 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 tenth 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 then considered the operating budget for the September 30, 2026 fiscal year end. Upon motion duly made and seconded, the Board unanimously approved the budget as presented.

6. Mr. Smith presented the operator's report, copy attached. He noted 568 connections in the District with 93.07% water accountability for the previous month. The District's wastewater treatment plant operated at 36.8% of its capacity. The operator also noted the clearing of a sanitary sewer backup, which may be the source of some of the odor issues near certain manholes in the District. 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.

7. Mr. Humble presented the engineer's report, copy attached. The engineer discussed the removal of debris and trees in an alleyway between residential homes and the District's plant. The Board authorized such actions. Mr. Humble also stated that the District received correspondence from the West Harris County Regional Water Authority stating that it intended to deliver surface water to the District by 2028.

8. Under pending business, the Board discussed holding its regular meetings on the fourth Monday of the month, rather than the last Monday of the month. The Board agreed to do so.

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


Secretary