

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 569

NOTICE OF PUBLIC MEETING

Notice is hereby given to all interested members of the public that the Board of Directors of the above captioned District will hold a regular meeting at 1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas, 77056, said address being a meeting place of the District.

The meeting will be held on **Monday, May 12, 2025, at 1:00 p.m.**

The Board shall consider and discuss the following matters and take any action appropriate with respect to such matters:

1. Public Comments;
2. Review and approve minutes of the April 14, 2025, Board of Directors meeting;
3. Engagement of auditor to audit the District's financial statements and prepare the District's audit report for fiscal year ending May 31, 2025, and authorize acceptance of related Texas Ethics Commission ("TEC") Form 1295;
4. Tax Assessor-Collector Report;
5. Operator's Report, including:
 - a. Authorize the repair and maintenance of District facilities;
 - b. Appeal of District charges and customer complaints, and status of collections of the District's delinquent water and sewer accounts; refer accounts for collections and approve write-off of uncollectible accounts;
 - c. Compliance with permit and regulatory requirements, including discussion of any violations of same and review of notices of violation, self-reporting of any violations as required, responses to notices and remedial action taken, self-reporting forms as required, and correspondence to and from regulatory agencies regarding same; and
 - d. Review and approval of the annual Consumer Confidence Report and authorize Operator to distribute same to District customers;
6. Engineering Report, including:
 - a. Authorizing the design, advertisement for bids and/or award of construction contracts or concurrence in the award of contracts for the construction of water, sanitary sewer, drainage and/or paving facilities within the District, and authorize acceptance of TEC Form 1295;
 - b. Status of construction contracts, including the approval of any pay estimates and/or change orders, and authorize acceptance of TEC Form 1295, including:
 - (i) Water, sanitary sewer, and drainage facilities serving Sunterra Section 52 (TexaSite, LLC);
 - (ii) Paving facilities serving Sunterra Section 52 (A&M Contractors, Inc.);

- (iii) Water, sanitary sewer, and drainage facilities serving Sunterra Section 57 (Gonzalez Construction Enterprise, Inc.);
- (iv) Paving facilities serving Sunterra Section 57 (Daco Paving, Inc.);
- (v) Water, sanitary sewer, and drainage facilities serving Sunterra Section 58 (Principal Services, Ltd.);
- (vi) Paving facilities serving Sunterra Section 58 (Daco Paving, Inc.);
- (vii) Paving facilities serving Sunterra Section 59 (De Crosta Construction);
- (viii) Water, sanitary sewer, and drainage facilities serving Sunterra Section 60 (Blazey Construction Services, LLC);
- (ix) Paving facilities serving Sunterra Section 60 (Allgood Construction Company, LLC);
- (x) Water, sanitary sewer, and drainage facilities serving Sunterra Section 62 (Fellers & Clark, LP);
- (xi) Paving facilities serving Sunterra Section 62 (De Crosta Construction);
- (xii) Water, sanitary sewer, and drainage facilities serving Sunterra Sections 63 and 64 (TexaSite, LLC); and
- (xiii) Paving facilities serving Sunterra Sections 63 and 64 (Allgood Construction Company, LLC);
- c. Acceptance of sites and/or easement conveyances for facilities constructed or to be constructed for the District and acceptance of facilities for operation and maintenance purposes;
 - (i) Quitclaim Conveyance of Utility Facilities - Water, sanitary sewer, and drainage facilities serving Sunterra Section 45 (Gonzalez Construction Enterprise, Inc.);
 - (ii) Quitclaim Conveyance of Utility Facilities - Water, sanitary sewer, and drainage facilities serving Sunterra Section 59 (Principal Services, Ltd.); and
 - (iii) Quitclaim Conveyance of Utility Facilities - Water, sanitary sewer, and drainage facilities serving Sunterra Section 61 (A&M Contractors, Inc.);
- d. Review and approval of Stormwater Quality Management Plans related to construction contracts;
- e. Status of acceptance by Harris County of streets for maintenance; authorize any action required in connection therewith;
- f. Approval of Consent to Encroachment and Indemnity Agreement in connection with RK Commercial Properties, Inc. development; and
- g. Status of Bond Application Report filed with the Texas Commission on Environmental Quality in connection with the District's \$11,225,000 Unlimited Tax Bonds, Series 2025 Bonds;
- 7. Discuss the District's Unlimited Tax Road Bonds, Series 2025 (the "Series 2025 Road Bonds"), including review of Summary of Costs and engagement of auditor to perform pre-audit for the Series 2025 Road Bonds;

8. Silt Solutions, Inc.'s Report; authorize any action in connection therewith, including review of builder stormwater controls and issuance of fines and penalties for non-compliance;
9. Landscape Architect Reports, including:
 - a. Authorizing or ratifying the design, advertisement for bids and/or award of construction contracts or concurrence in the award of contracts of facilities within the District, and authorize acceptance of TEC Form 1295;
 - b. Status of construction contracts, including the approval of any pay estimates and/or change orders and authorize acceptance of TEC Form 1295, including:
 - (i) Sunterra Phase 5 – Hardscape, Landscape, and Irrigation Improvements (Sunterra Sections 37-39 & 41) (Earth First Landscapes);
 - (ii) Sunterra Phase 6 – Landscape Improvements (Sunterra Sections 42 and 43) – Softscape (Stricksapes);
 - (iii) Sunterra Phase 6 – Landscape Improvements (Sunterra Sections 42 and 43) – Hardscape (A Group Construction);
 - (iv) Sunterra Phase 6 – Landscape Improvements (Sunterra Sections 35, 36, and 44) – Hardscape (DL Meachum);
 - (v) Sunterra Phase 7 – Landscape Improvements (Sunterra Sections 57-59 and 62) – Hardscape (WCI Services, Inc.);
 - (vi) Sunterra Phase 7 – Landscape Improvements (Sunterra Sections 57-59 and 62) – Softscape and Hardscape (Earth First Landscapes);
 - (vii) Sunterra, Phase 7 – Off-Site Landscape Improvements - Softscape (Earth First Landscapes);
 - (viii) Sunterra Phase 7 – Landscape Improvements (Sunterra Sections 59, 60, and 61) – Hardscape (Earth First Landscapes); and
 - (ix) Sunterra Phase 7 – Landscape Improvements (Sunterra Sections 63 and 64) – Hardscape and Softscape (WCI Services, Inc.);
 - c. Acceptance of sites and/or easement conveyances for facilities constructed or to be constructed for the District and acceptance of facilities for operation and maintenance purposes;
10. Bookkeeper's Report and authorizing the payment of invoices presented;
11. Consider adoption of operating budget for fiscal year ending May 31, 2026;
12. Approval of Unclaimed Property Report(s) as of March 1, 2025 and authorize bookkeeper and tax assessor-collector to file Report(s) with State Comptroller prior to July 1, 2025;
13. Developer's Report;
14. Security Patrol Report;
15. Attorney's report; and

16. Matters for possible placement on future agendas.



SCHWARTZ, PAGE & HARDING, L.L.P.

By: Christina Cole
Christina Cole
Attorneys for the District

Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (713) 623-4531 at least three business days prior to the meeting so that appropriate arrangements can be made.