

MINUTES OF REGULAR MEETING
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 11
HARRIS COUNTY, TEXAS

8 January 2025

THE STATE OF TEXAS §
COUNTY OF HARRIS §

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 11 (the "District") met in regular session, open to the public at 5:00 p.m. on the 8th day of January 2025, at the offices of Coats Rose, P.C., 9 Greenway Plaza, Suite 1000, Houston, Texas 77046, outside the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Kenneth D. Vasina	President/Investment Officer
Cynthia Ann Cruz	Vice President
Tammy B. Rose	Secretary/Treasurer
Marvin L. Zahradnik	Assistant Secretary/Treasurer
Barbara K. Burson	Assistant Vice President

and all of said persons were present except Director Rose, thus constituting a quorum.

Also present were JoAnn Vasina, an interested party; Robin Goin of Bob Leared Interests, the District's Tax Assessor/Collector; Dennis Wright of Water District Management Company, Inc. ("WDM"), the District's Operator; Troy Bordelon, P.E. of A&S Engineers, Inc. ("A&S"), the District's Engineer; and Gabby Gomez of Coats Rose, P.C. ("Coats Rose"), the District's Attorney. Attending the meeting by videoconference was Cole Konopka of Coats Rose.

Director Vasina called the meeting to order.

Operator's Report

First, Mr. Wright reviewed the Operator's Report and updated the Board on the status of the District's facilities. He updated the Board on the replacement of the filtration media for the backwasher at the District's Water Plant No. 2, noting that it would cost an estimated \$4,500 for the replacement. Then Mr. Wright updated the Board on the status of the smart meters in the District.

Next, Mr. Wright reviewed the list of back charges owed to the District, a copy of which is included in the Operator's Report. He recommended that the Board authorize the District's Attorney to send a letter to Ezee Fiber Texas, LLC ("Ezee") requesting payment to the District in the total amount of \$12,258.72.

Director Vasina then reported regarding an area in the District that was not being properly maintained between Bearwood Road and Elkwood Drive. Mr. Bordelon noted that the property was owned by the State of Texas (the "State") and the Board requested that the District's Attorney send a letter to the State on behalf of the District requesting maintenance of the area.

After review and discussion, upon a motion duly made and seconded, the Board voted unanimously to: (1) approve the Operator's Report; (2) authorize the District's Attorney to send a letter to Ezee requesting payment to the District in the total amount of \$12,258.72; and (3) authorize the District's Attorney to send a letter to the State requesting maintenance of the area in the District between Bearwood Road and Elkwood Drive. A copy of the Operator's Report is attached.

Report on Storm Water Detention Facilities

The Board then deferred discussion on the maintenance of the District's storm water detention facilities.

Tax Assessor/Collector's Report

Next, Ms. Goin reviewed the Tax Assessor/Collector's Report, a copy of which is attached. She reported that the District's 2024 tax levy was 54.1% collected as of 31 December 2024. The Board then considered approving the checks written on the District's tax account. After review, upon a motion duly made and seconded, the Board voted unanimously to approve the Tax Assessor/Collector's Report and authorize the disbursements from the District's Tax Account as listed therein.

Engineer's Report

Director Vasina then inquired regarding the unauthorized use of the District's sanitary sewer system by the property located outside of the District's boundaries at 2701 Browning Campbell Road. Mr. Wright stated that he notified the property owner that in order to receive water and sewer service from the District, the property would need to be annexed into the District. A discussion then ensued regarding annexation costs. Mr. Bordelon noted that the cost for A&S to conduct an annexation feasibility study for the property would be \$2,500 and that the annexation process would require an additional \$15,000 deposit from the property owner. The Board then authorized Mr. Wright to send a letter to the property owner outlining the potential costs for annexation.

Next, Mr. Bordelon reviewed the Engineer's Report, a copy of which is attached.

Mr. Bordelon updated the Board on the Surface Water from the City of Houston Project. He presented a map of the proposed waterline easements that the District would need to acquire for the project, a copy of which is attached. Mr. Bordelon noted that all of the tracts listed on the map were owned by the Maple Ridge Place Homeowner's Association ("HOA") and Director Burson stated that she would present

this information to the HOA to consider granting the necessary easements to the District.

Next, Mr. Bordelon updated the Board on the status of the Generator Replacement Project. He presented a proposal for the installation of a natural gas generator at the District's Wastewater Treatment Plant, a copy of which is included in the Engineer's Report. He also presented a cost estimate and preliminary schedule for the project, copies of which are included in the Engineer's Report. A discussion then ensued.

Mr. Bordelon then reported that there was a damaged waterline that was discovered in the District. He presented a preliminary cost estimate to replace the waterline in the amount of \$425,000, a copy of which is attached. The Board then authorized the District's Engineer to prepare an agreement between the District and A&S to replace the waterline in the amount of \$425,000.

Finalizing his report, Mr. Bordelon reported that A&S had completed their review of the televising video footage of the District's sanitary sewer line. He recommended that the District replace one sanitary sewer line that had significant damage and he stated that he would prepare cost estimates for the Board's consideration at the next meeting.

After review and discussion, upon a motion duly made and seconded, the Board voted unanimously to approve the Engineer's Report.

Security Report

Next, Director Zahradnik reviewed the Security Report for the month of December 2024 as prepared by the Harris County Sheriff's Office and the Board discussed security matters in the District. A copy of the Security Report is attached.

Attorney's Report

Then Mr. Konopka discussed election matters with the Board in connection with the District's May 2025 Directors Election.

Mr. Konopka next reported that he had no new updates on the status of the Cost Sharing Agreement between the District and Forest Hills Municipal Utility District for the Surface Water from the City of Houston Project.

Lastly, Mr. Konopka updated the Board on the status of the annexation of the 28.3698-acre tract of land owned by Werner Enterprises, Inc.

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

(SEAL)



A handwritten signature in blue ink, appearing to read "T. J. [unclear]", written over a horizontal line.

Secretary, Board of Directors

**Harris County Municipal Utility District No. 11
Meeting of 8 January 2025
Attachments**

1. Operator's Report;
2. Tax Assessor/Collector's Report;
3. Engineer's Report;
4. Map of Proposed Waterline Easements;
5. Preliminary Cost Estimate; and
6. Security Report.