

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

26 March 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, on the 26th day of March 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, thus constituting a quorum.

Also present were JoAnn Vasina, an interested party; Claudia Redden of Claudia Redden & Associates, L.L.C., the District's Bookkeeper; Dennis Wright of Water District Management Company, Inc. ("WDM"), the District's Operator; Troy Bordelon, P.E. and Jared Daly, P.E. of A&S Engineers, Inc. ("A&S"), the District's Engineer; and Cole Konopka and Gabby Gomez of Coats Rose, P.C. ("Coats Rose"), the District's Attorney. Attending the meeting by videoconference was Tyler Marley of WDM.

Director Vasina called the meeting to order.

### **Approval of Minutes**

First, the Board considered approving the minutes of the meetings of 26 February 2025 and 5 March 2025. Director Vasina requested a revision to page four of the minutes of 26 February 2025. After review and discussion, upon a motion duly made and seconded, the Board voted unanimously to: (1) approve the minutes of the meeting of 26 February 2025, as revised; and (2) approve the minutes of 5 March 2025, as written.

### **Operator's Report**

Next, Mr. Wright reviewed the Operator's Report, a copy of which is attached. He noted that the total water accountability rate for the District's water wells was 93.64% for the month of February 2025. Mr. Wright also reviewed the Arsenic Analysis Report, a copy of which is attached.

Consideration was then given to the termination of water and sewer service to certain delinquent accounts. Mr. Wright advised the Board that the requisite notifications had been given to each customer and that each customer was advised of the date, time, and place of the Board meeting which they could attend to discuss termination of service. The Board noted that there were no customers present to protest the utility billings.

Mr. Wright then discussed the area in the District that was not being properly maintained between Bearwood Road and Elkwood Drive. He recalled that the Board had previously authorized the District's Attorney to send a letter to the Harris County Toll Road Authority ("HCTRA") on behalf of the District requesting maintenance of the area. Mr. Wright then stated that it would cost approximately \$4,800 for WDM to remove the debris from the area and a discussion ensued. The Board then agreed to leave the area as it is and requested that the District's Attorney continue contacting the HCTRA regarding this matter.

Finalizing his report, Mr. Wright presented the 2024 Drinking Water Quality Report, a copy of which is attached.

After review and discussion, upon a motion duly made and seconded, the Board voted unanimously to: (1) approve the Operator's Report; (2) authorize WDM to terminate the water and sewer service to those accounts listed on the termination list; and (3) approve the 2024 Drinking Water Quality Report as presented.

### **Engineer's Report**

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

Mr. Bordelon updated the Board on the status of the following projects as detailed in the Engineer's Report: (1) the Water Well No. 3 Project; (2) the Surface Water from the City of Houston (the "City") Project; and (3) the Water Plant No. 2 Chloramine Conversion Project. He also updated the Board on the status of the Cost Sharing Agreement between the District and Forest Hills Municipal Utility District ("Forest Hills MUD") for the Surface Water from the City Project, stating that A&S had provided all the requested documents to the engineer for Forest Hills MUD.

Then Mr. Bordelon updated the Board on the status of the annexation of the 29.163-acre tract of land owned by Werner Enterprises, Inc. (the "Werner Tract"). He reported that A&S had provided all the necessary annexation documents to the District's Attorney for submittal to the City.

Mr. Bordelon then stated that he had no new updates regarding the Generator Replacement Project at this time.

Next, a discussion ensued regarding the Sanitary Sewer Televising Project. Mr. Bordelon and Mr. Wright recommended that the Board defer this project to a later date and the Board concurred.

Mr. Bordelon then reported on the status of the Waterline Replacement Project. He presented a proposal for replacement of the waterline with an overhead installation in the total amount of \$660,000 and a proposal for replacement of the waterline with a trenchless installation in the total amount of \$494,000, copies of which are included in the Engineer's Report. The Board then discussed the two options presented.

Finalizing his report, Mr. Bordelon updated the Board on the status of the following projects as detailed in the Engineer's Report: (1) the Central Harris County Regional Water Authority's surface water transmission line project; (2) the chloramine disinfection schedule for interconnecting districts; and (3) the Wastewater Treatment Plant Capital Project List.

After review and discussion, upon a motion duly made and seconded, the Board voted to: (1) approve the Engineer's Report; and (2) approve the proposal for the Waterline Replacement Project with a trenchless installation in the total amount of \$494,000. All Directors voted in favor of the motion except Director Zahradnik, who abstained from voting.

### **Bookkeeper's Report**

Next, Ms. Redden reviewed the Bookkeeper's Report and Investment Report, copies of which are attached. She reviewed the invoices to the District and the checks prepared in payment thereof. Ms. Redden then noted that the annexation expenses for the Werner Tract have surpassed the initial deposit amount and Mr. Konopka stated that he would request an additional deposit from Werner. After review and discussion, upon a motion duly made and seconded, the Board voted unanimously to: (1) approve the Bookkeeper's Report and Investment Report; and (2) authorize payment of the District's bills.

### **Old Business**

Director Zahradnik then updated the Board on security matters in the District.

### **Attorney's Report**

Next, Mr. Konopka reported that Coats Rose had filed with the Texas Comptroller the annual Special Purpose District ("SPD") database report for the District containing certain information relating to the District's Directors, consultants, and location pursuant to Senate Bill 625 as approved by the 85th Texas Legislature – Regular Session 2017. A copy of the SPD filing confirmation is attached.

Lastly, Mr. Konopka updated the Board on the status of the annexation of the Werner Tract, stating that Coats Rose had submitted the annexation documents to the City on 20 March 2025.

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

(SEAL)



Maria J. Zschalig  
~~Asst.~~ Secretary, Board of Directors

**Harris County Municipal Utility District No. 11  
Meeting of 26 March 2025  
Attachments**

1. Operator's Report;
2. Arsenic Analysis Report;
3. 2024 Drinking Water Quality Report;
4. Engineer's Report;
5. Bookkeeper's Report; and
6. Special Purpose District Filing Confirmation.