

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

1 May 2024

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 1st day of May 2024, 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; Leroy Rose, a resident of the District; Dennis Wright and Tyler Marley of Water District Management Company, Inc. ("WDM"), the District's Operator; Robin Goin of Bob Leared Interests, the District's Tax Assessor/Collector; Troy Bordelon, P.E. and Jared Daly, P.E. of A&S Engineers, Inc., 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**

Mr. Wright first reviewed the Operator's Report and updated the Board on the status of the District's facilities. He then reviewed the list of backcharges owed to the District, a copy of which is included in the Operator's Report. Mr. Wright noted that the \$80.00 invoice for Wright Solutions LLC ("Wright Solutions") had been paid and that Wright Solutions would be removed from the list of backcharges.

Director Vasina then requested an update regarding the transfer of the District's phone service from AT&T to Verizon Wireless and Mr. Wright stated that AT&T had not sent a return label for the phones yet.

Director Vasina then asked for an update regarding his request for WDM to provide a proposal to install a gate near the shopping center on T.C. Jester Boulevard and Mr. Wright stated that he was still working on this request.

Mr. Wright then reported that the resident's fence that was damaged due to a fallen tree had been repaired at 13302 Sundale Road, as previously authorized by the Board. He noted that the resident informed him that the fallen tree had also damaged his trailer, but that the resident was not seeking assistance from the District to repair or replace the trailer.

Mr. Wright then updated the Board on the status of certain delinquent accounts. He reported regarding the delinquent account that had a remaining balance of over \$4,000, recalling that the account holder had recently moved out of the residence and that another tenant was moving into the residence. Mr. Wright then confirmed that the new tenant was a renter and a discussion ensued.

After review and discussion, upon a motion duly made and seconded, the Board voted unanimously to approve the Operator's Report. A copy of the Operator's Report is attached.

### **Report on Storm Water Detention Facilities**

Next, the Board reviewed the Storm Water Management Program Report (the "Management Report") prepared by Storm Water Solutions, LLC. A copy of the Management Report is attached.

The Board then discussed the option to have WDM assume the responsibility of maintaining the District's stormwater detention facilities. Mr. Wright stated that he would present a cost estimate for WDM to maintain the District's stormwater detention facilities for the Board's review at a future Board of Directors meeting.

### **Tax Assessor/Collector's Report**

Ms. Goin then reviewed the Tax Assessor/Collector's Report, a copy of which is attached. She reported that the District's 2023 tax levy was 94.4% collected as of 30 April 2024. Ms. Goin then requested the Board's approval of 12 checks written on the District's tax account and two wire transfers. She also called the Board's attention to the list of Top Delinquent Taxpayers, a copy of which is included in the Tax Assessor/Collector's Report. 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.

### **Attorney's Report**

Next, Mr. Konopka updated the Board on the status of the Cost Sharing Agreement (the "Agreement") between the District and Forest Hills Municipal Utility District ("Forest Hills MUD") for the Surface Waterline Extension project. He reported

that he still had not received a response from the attorney for Forest Hills MUD but that he would start preparing a draft of the Agreement.

Mr. Konopka then updated the Board on the proposed annexation of the approximately 28-acre tract of land owned by Werner Enterprises, Inc. ("Werner"). He recalled that a draft Utility Commitment, Annexation, Service, Development and Financing Agreement ("DFA") between the District and Werner was distributed to Werner for review. He then reported that Werner had requested revisions to the DFA and that he scheduled a meeting to discuss the DFA with Werner on 2 May 2024.

### **Engineer's Report**

Next, Mr. Bordelon reviewed the Engineer's Report, a copy of which is attached. He stated that he had no new updates on the status of District projects at this time. After review, upon a motion duly made and seconded, the Board voted unanimously to approve the Engineer's Report.

### **Security Report**

Director Zahradnik then reported that he received additional correspondence from the Harris County Sheriff's Office ("HCSO") clarifying that Sergeant Lonnie Cox would be the new point of contact for issues regarding deputies assigned to the District, but that Sergeant David Angstadt would continue to oversee the contract program for the District.

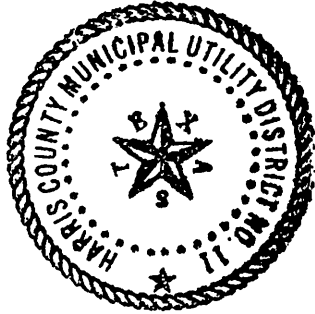
The Board next reviewed the Security Report for the month of April 2024 as prepared by the HCSO and discussed security matters in the District. A copy of the Security Report is attached. A discussion then ensued regarding the option to hire a second deputy for the District.

After discussion, upon a motion duly made and seconded, the Board voted unanimously to authorize Coats Rose to coordinate with the HCSO to obtain a contract for a second deputy for the District.

Lastly, Director Burson recalled that the Board had previously discussed the option for the District to assume the responsibility of garbage collection in the District. She stated that Director Vasina and Director Zahradnik had expressed that they were not in favor of the District assuming the responsibility of garbage collection in the District and she asked for the opinions of Director Cruz and Director Rose on the matter. A discussion then ensued.

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

(SEAL)



*Maria Z. Schuchman*  
ASST. Secretary, Board of Directors

Harris County Municipal Utility District No. 11  
Meeting of 1 May 2024  
Attachments

1. Operator's Report;
2. Storm Water Management Program Report;
3. Tax Assessor/Collector's Report;
4. Engineer's Report; and
5. Security Report.