

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

27 August 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 27th day of August 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 Leroy Rose, a resident of the District; JoAnn Vasina, an interested party; Robin Goin of Bob Leared Interests, the District's Tax Assessor/Collector; Claudia Redden of Claudia Redden & Associates, L.L.C., the District's Bookkeeper; Dennis Wright and Tyler Marley 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.

Director Vasina called the meeting to order.

### **Approval of Minutes**

First, the Board considered approving the minutes of the meetings of 23 July 2025 and 6 August 2025. After review, upon a motion duly made and seconded, the Board voted unanimously to approve the minutes of the meetings of 23 July 2025 and 6 August 2025 as written.

### **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 96.3% collected as of 31 July 2025. Ms. Goin then requested approval of the checks written on the District's tax account.

Ms. Goin also reviewed the Delinquent Tax Report as prepared by Perdue, Brandon, Fielder, Collins & Mott, L.L.P. ("Perdue"), the District's Delinquent Tax Attorney, a copy of which is attached. She stated that Perdue was requesting that the Board authorize the District's Operator to hang door tags and terminate the accounts on the Delinquent Tax Report that have not responded to the termination letters that were previously sent out.

After review and discussion, upon a motion duly made and seconded, the Board voted unanimously to: (1) approve the Tax Assessor/Collector's Report and authorize the disbursements from the District's Tax Account as listed therein; and (2) authorize the District's Operator to hang door tags and terminate the accounts on the Delinquent Tax Report that have not responded to the termination letters that were previously sent out.

### **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 94.36% for the month of July 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 recalled that a contractor had struck the District's waterline, causing a water leak that resulted in the loss of roughly 450,000 gallons of water. He noted that WDM had sent the contractor an invoice for approximately \$23,000.00 and that the contractor did not want to pay the invoice. Mr. Wright also reported that the contractor had struck the District's waterline a second time and that the contractor had made all necessary repairs following the second incident. The Board then requested that the District's Attorney send a letter to the contractor requesting payment for the invoice from WDM.

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

### **Engineer's Report**

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

Mr. Daly presented a proposal for the extension of a water line and force main to the 29.163-acre tract of land owned by Werner Enterprises, Inc. ("Werner") in the total amount of \$319,000.00, a copy of which is included in the Engineer's Report. He then

noted that the District had received an additional deposit from Werner in the amount of \$213,000.00 to cover the design and bidding costs for the project.

Then Mr. Daly reported on the status of the following projects as detailed in the Engineer's Report: (1) the Waterline Replacement Project; (2) the Water Well No. 2 Project; (3) the Surface Water from the City of Houston (the "City") Project; and (4) the Water Plant No. 1 Chloramine Conversion Project.

Next, Mr. Daly informed the Board that the District had received a request for possible annexation and service for a tract of land located at 2301 Frick Road. He stated that A&S had sent the property owner an Application for Service and he requested the Board's authorization to conduct a feasibility study upon receiving a \$3,000.00 deposit from the property owner.

Finalizing his report, Mr. Daly updated the Board on the status of the City's Application for Surface Water as detailed in the Engineer's Report.

After review and discussion, upon a motion duly made and seconded, the Board voted unanimously to: (1) approve the Engineer's Report; (2) approve the proposal for the extension of a water line and force main to the Werner Tract in the total amount of \$319,000.00; and (3) authorize A&S to conduct a feasibility study for 2301 Frick Road upon receiving a \$3,000.00 deposit from the property owner.

### **Bookkeeper's Report**

Ms. Redden then 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. After review, 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**

Next, the Board reviewed an Appraisal Report from Cushman & Wakefield of Texas, Inc. ("C&W") for the tract of land owned by the District at 13138 Daywood Drive, a copy of which is attached. Director Vasina then requested that the District's Attorney provide additional information to C&W regarding the fault line that runs through the tract.

Then Director Zahradnik updated the Board on security matters in the District and a discussion ensued.

### **Attorney's Report**

Next, the Board discussed the pro rata share of the project costs included in the Cost Sharing Agreement between the District and Forest Hills Municipal Utility District ("Forest Hills MUD") for the Surface Water from the City Project. After discussion, the Board agreed to split the pro rata share of the project costs by the percentage of the total current equivalent single-family home connections for each district. Mr. Konopka

then stated that he would revise the Cost Sharing Agreement accordingly and send it to the attorney for Forest Hills MUD for review.

Mr. Konopka then updated the Board on the status of the annexation of the Werner Tract. He recalled that the City had adopted an Ordinance Consenting to the Addition of 29.163 Acres of Land to the District on 23 July 2025. He then stated that in order to finalize the annexation, the Board must adopt an Order Annexing Land and Redefining Boundaries of the District (the "Order"). After discussion, upon a motion duly made and seconded, the Board voted unanimously to adopt the Order, a copy of which is attached.

Lastly, Mr. Konopka presented Amendment No. 61 to the District's Information Form, which he stated reflects the new acreage of the District with the addition of the Werner Tract. After discussion, upon a motion duly made and seconded, the Board voted unanimously to adopt Amendment No. 61 to the District's Information Form, a copy of which is attached.

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



Secretary, Board of Directors

(SEAL)



**Harris County Municipal Utility District No. 11  
Meeting of 27 August 2025  
Attachments**

1. Tax Assessor/Collector's Report;
2. Delinquent Tax Report;
3. Operator's Report;
4. Arsenic Analysis Report;
5. Engineer's Report;
6. Bookkeeper's Report;
7. Appraisal Report;
8. Order Annexing Land and Redefining Boundaries of the District; and
9. Amendment No. 61 to Information Form.