

## **WEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 4**

Minutes of Meeting of Board of Directors  
October 27, 2025

The Board of Directors (“Board”) of West Harris County Municipal Utility District No. 4 (“District”) met on October 27, 2025 at 303 Bridge Crest Blvd., Houston, Harris County, Texas, in accordance with the duly posted notice of said meeting, with a quorum of Directors present as follows:

Mary Gomez, President  
Hannah Affram, Vice President  
Michael Cummings, Treasurer  
Jack Patel, Assistant Secretary

and the following absent:

Anthony Rodriguez, Secretary

Also present were Mr. Carlous Smith and Mr. Ross Madia, the District’s operators; Mr. Sean Humble, the District’s engineer; Ms. Michelle Guerrero, the District’s tax assessor-collector; Mr. Bob Ideus, the District’s bookkeeper; and Ms. Charlotte Aaronson and Ms. Jennifer B. Seipel, attorneys for District. Also present was Mr. Barry Hards with TGM, Inc.

The President called the meeting to order and declared it open for such business as might regularly come before it.

1. The Board opened the floor for public comment. Mr. Hards introduced himself, stating that his company provides detention pond and channel maintenance services. After a brief introduction, Mr. Hards thanked the Board for their time and left the meeting.

2. The Board reviewed the minutes of the meeting held on September 22, 2025. Upon motion duly made, seconded and unanimously carried, the Board approved the minutes as presented.

3. Ms. Guerrero presented the tax assessor-collector’s report, copy attached, which showed 98.346% collections for 2024 taxes as of the date of the report. Upon motion duly made, seconded and unanimously carried, the Board approved the tax assessor-collector’s report and the checks listed thereon as presented.

4. The Board called the public hearing for public comment on the proposed 2025 tax rate to be set in the District. Ms. Seipel noted that the hearing was the opportunity for the Board to receive comment from the public on the proposed tax rate. There being no members of the public present, no comment was received.

5. Following the public hearing, the Board considered the Order Setting Tax Rate, Approving Tax Roll, and Levying Debt Service Tax and Maintenance and Operations Tax for 2025. The tax assessor-collector confirmed that she had published the required notice which reflects that the District would consider a tax rate of \$0.744 per \$100 valuation, with \$0.00 being for debt service and \$0.744 for maintenance and operations. After some discussion, upon motion duly made, seconded, and unanimously carried, the Board voted to approve the Order setting the District's 2025 tax rate at \$0.744 per \$100 valuation.

6. Ms. Seipel then presented an Amendment to Statement of Directors which reflects the newly-adopted tax rate, a copy of which will be recorded in the Real Property Records of Harris County and Fort Bend County, Texas. The Board approved the amendment as presented.

7. The attorney noted that after adopting a new tax rate, the District must update the transparency report required by Section 26.18 of the Texas Tax Code. Upon unanimous vote, the Board authorized the attorney to update the compliance document and post it on the internet.

8. Mr. Ideus presented the bookkeeper's report, copy attached. He noted that the District is in the twelfth month of its September 30, 2025 fiscal year. Upon motion made, seconded, and duly carried, the Board approved the bookkeeper's report as presented.

9. Mr. Smith presented the operator's report, copy attached. He noted 568 connections in the District with 95.19% water accountability for the previous month. The District's wastewater treatment plant operated at 33.9% of its capacity. The operator also noted several repairs during the prior month. Lastly, the operator reviewed a list of delinquent accounts to the Board for termination of utility service. Mr. Madia then approached the Board regarding an absence of delinquent charges identified on the District's reports for the past several months. Mr. Madia stated that such was the result of his office's failure to adjust their computer programming to charge late fees following an initial period during which the operator took over service to the District and no late fees were charged to District customers as a result of confusion that may result

from such change. Mr. Madia stated that his office believes that the District would have received approximately \$5,800 in late fees, should the customers have been billed properly. Mr. Madia offered to credit the District for this amount on future bills or issue a check to the District in this amount. After some discussion, the Board elected to split the amount with the operator, such that the District will receive a \$2,900 credit. After discussion, upon motion duly made, seconded and unanimously carried, the Board approved the operator's report and action items thereon as presented.

10. Mr. Humble presented the engineer's report, copy attached. The engineer provided a brief update on a variety of matters, including the need to recoat the interior of the District's storage tanks. The engineer also stated that Harris County is considering the installation of sidewalks along Westheimer Place Road. Lastly, Mr. Humble stated that he prepared values of the District's facilities for purposes of renewing the District's insurance next month. Upon unanimous vote, the Board approved the engineer's report as presented.

11. Under pending business, the Board discussed the schedule for its November meeting, deciding to keep it at its regular date and time.

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

Secretary

