

**MEADOWHILL REGIONAL MUNICIPAL UTILITY DISTRICT
Minutes for the January 27, 2025 Board Meeting**

The Board of Directors (the "Board" or "Directors") of Meadowhill Regional Municipal Utility District of Harris County, Texas (the "District") met in regular session, open to the public, whereupon the roll was called of the members of the Board, to-wit:

Alan Liczwek	President
Douglas Larkins	Vice President
Edward Varosky	Secretary/Treasurer
Michael Gleason	Assistant Secretary
Cassandra Woods	Director

All Directors were present, except Director Larkins, thus constituting a quorum. Also, present were Doug Jeffrey of TNG Utility Corporation ("Operator"); Regan Rucker, P.E. of IDS Engineering, Inc. ("Engineer"); Chris Linn of Myrtle Cruz, Inc. ("Bookkeeper"); Zachary A. Petrov and Daniel David, attorneys, of Johnson Petrov LLP ("JP" or "Attorney"); Bill Blich of Blich Associates, Inc. ("Financial Advisor"); Michael Bailey of McCall Gipson Swedlund Barfoot PLLC ("Auditor"); Pamela Low of Minutes Plus ("Recording Secretary"); Deputies Santos and Smith of Harris County Constable Office Precinct 3 ("HCCO"); and Megan Janak, Tallon Chalmers, Dave Caulder, Jeannie Grime, Jennifer Vines, Mason Deacon, Yasmineen Wudi, John Sherlock, and Kirsch Sherlock, residents of the District.

Director Liczwek, having determined that the Notice of Meeting was posted in accordance with provisions of the Open Meetings Act, and establishing a quorum, called the meeting to order at 6:36 p.m.

PUBLIC COMMENT

First, Ms. Chambers inquired about plans to replace a tree that was removed during the ongoing project. The Board indicated they would address this matter after the contract is completed and formally accepted.

Second, Ms. Janak expressed concerns about rising crime rates in the Park at Meadowhill and Meadowhill Run areas. In response, Deputy Santos explained that the HCCO is actively working to reduce package theft and vandalism in these neighborhoods. Extensive discussions between Deputy Santos and the residents ensued.

MINUTES

Upon motion by Director Gleason, seconded by Director Varosky, after full discussion and with all Directors present voting aye, the Board approved the minutes of December 16, 2024 and December 20, 2024 Board meetings.

GENERAL BUSINESS

- a. Landscape Maintenance matters. There were no matters to report.
- b. Administration Building matters. There were no matters to report.
- c. Audit Report for Fiscal Year Ended ("FYE") September 30, 2024 for the District, Joint Water Plant and Regional Wastewater Treatment Plant (Collectively, the "Audits"). Mr. Bailey reviewed with the Board the draft Audits, as well as the Management Letter and Letter of Representation for the District.

Upon motion by Director Varosky, seconded by Director Woods, after full discussion and all Directors present voting aye, the Board approved the Audits and authorized the District's Attorney and Financial Advisor to prepare and file the required continuing disclosure materials with the appropriate agencies, including Electronic Municipal Market Access, the Texas Commission on Environmental Quality and Texas Comptroller's Office.

- d. Order Determining Ad Valorem Tax Exemptions 2025. The Board discussed increasing the residential homestead exemption for those disabled and 65 years of age or older. Next, upon motion by Director Varosky, seconded by Director Woods, after full discussion and with all Directors present voting aye, the Board approved the Order with increasing the residential homestead exemption for disabled individuals and individuals 65 years of age or older to \$120,000, a copy of which is attached hereto as Exhibit "A".
- e. Resolution Authorizing Petition Challenging Appraisal Records. Mr. Petrov then presented a Resolution Authorizing Petition Challenging Appraisal Records for the Board to consider, a copy of which is attached hereto as Exhibit "B". He stated that this authorizes the Tax Assessor/Collector to submit a petition challenging the appraisal records to the Harris County Appraisal District on behalf of the District if any corrections are needed.

Upon motion by Director Varosky, seconded by Director Gleason, after full discussion and with all Directors present voting aye, the Board approved the Resolution Authorizing Petition Challenging Appraisal Records.

TAX ASSESSOR/COLLECTOR'S REPORT

This matter was tabled until the next Board meeting.

BOOKKEEPER'S REPORT

Ms. Linn presented the Bookkeeper's Report, a copy of which is attached hereto as Exhibit "C".

Upon motion by Director Gleason, seconded by Director Woods, after full discussion and with all Directors present voting aye, the Board approved the Bookkeeper's Report along with the checks listed therein.

OPERATIONS REPORT

Mr. Jeffrey presented to and reviewed with the Board the Operations Report, a copy of which is attached hereto as Exhibit "D". He reported that replacement pumps have been delivered, noting that while the cost is higher, the equipment is expected to have extended longevity which should offset the expense.

The Board discussed a resident's request for service termination delay due to hardship and a severe toilet leak. The Board agreed to accommodate the request contingent upon receipt of a plumber's invoice confirming the repair.

Mr. Jeffrey also presented a resident's request for deposit waiver due to domestic violence circumstances. The Board noted that water service deposits should not be waived and the customer will receive the deposit back when closing the account.

Next, Mr. Jeffrey then reviewed with the Board the Termination List and affirmed that all Customers on the list have past due accounts and had been notified in writing of their right to attend this meeting to address the Board or termination of water service would occur at any time after this meeting.

Ms. Vines then presented her request to delay termination of service to her address.

The Board then reviewed Jennifer Vines' account and agreed to delay service termination to allow additional time for payment and the Operator to review the account information and set up a payment plan, if necessary.

Upon motion by Director Varosky, seconded by Director Gleason, with all Directors present voting aye, the Board (i) authorized termination of service to customers listed on the Termination List, following the provisions of the District's Rate Order with the exception of the account for Ms. Vines; (ii) approve the pump replacements as detailed in the Operations Report; and (iii) approved the Operations Report as presented.

ENGINEER'S REPORT

Ms. Rucker reviewed the Engineer's Report, a copy of which is attached hereto as Exhibit "E".

Discussion ensued regarding the replacement of a tree that was removed from the Meadowhill Run Detention Pond. The Board and Ms. Janak agreed that the District would purchase an approximately ~~\$800~~ ^{\$300} replacement tree and the Meadowhill Run HOA will plant the tree in a location that is not on top of the drainage facilities.

Next, upon motion by Director Varosky, seconded by Director Woods, after full discussion and with all Directors present voting aye, the Board (i) approved Pay Application No. 3 and Final to Bull-G Construction, LLC in the amount of \$21,930 for the 12-inch Waterline Loop Hannover Village to Holzwarth Road project; (ii) approved Pay Application No. 4 and Final to Specialized Maintenance Services, Inc.; (iii) approved Pay Application No. 8 to TLC Construction Contract Services, Inc. in the amount of \$10,229.37 for the Urban Momen project; and (iv) approved the Engineer's Report.

ATTORNEY'S REPORT

Correspondence regarding Northwest Harris County MUD No. 28 and/or Shasla PUD and authorize appropriate action. Mr. Petrov reported receiving a response from NW28 regarding his project billing correspondence. He will request a meeting with NW28's attorney, NW28 President, and AI to discuss the billing matters.

Correspondence with Klein ISD regarding drainage through Falvel Pond. There was no action.

Camelot Pond Maintenance Agreement. There was no action.

Encroachment Agreement(s) and Conveyance of Property. No action was taken.

Drainage System for Urbana Tract. There was no action.

District Rate Order. Mr. Petrov discussed including the apartment utility commitment process in the District's Rate Order. Mr. Petrov discussed that he had been contacted by an individual regarding a suspected apartment to be on a 2-acre tract on 2920. Mr. Petrov stated that there was no active utility commitment for that property. Upon motion by Director Gleason, seconded by Director Varosky, after full discussion and with all Directors present voting aye, the Board amended the District Rate Order to include the Utility Commitment requirements for apartments.

ADJOURNMENT

Upon motion by Director Varosky, seconded by Director Gleason, after full discussion and with all Directors present voting aye, the Board adjourned the meeting at 8:40 p.m.

PASSED AND APPROVED this 17th day of Feb., 2025.


Secretary, Board of Directors

- Exhibit A Order re Tax Exemptions
- Exhibit B Resolution re Petition Challenging Appraisal Records
- Exhibit C Bookkeeper's Report
- Exhibit D Operation's Report
- Exhibit E Engineer's Report