

MEADOWHILL REGIONAL MUNICIPAL UTILITY DISTRICT
Minutes for the January 29, 2024 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: h

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

All Directors were present, thus constituting a quorum. Also present were Doug Jeffrey of TNG Utility Corporation ("Operator"); Regan Rucker of IDS Engineering, Inc. ("Engineer"); Zach Petrov, attorney of Johnson Petrov LLP ("JP" or "Attorney"); Bill Blich of Blich and Associates ("Financial Advisor"); Reagan Rance of Waste Management ("WM"); Matt Marquis of Symmetry Development, Inc. with Kenroc; M. Tallon Chalmers, Megan Janak and Grant Janak, resident of Meadow Hill Run subdivision; and Pamela Low of Minutes Plus ("Recording Secretary").

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 6:32 p.m.

PUBLIC COMMENT

The President acknowledged Mrs. Janak who reported that garbage collection in the Meadowhill Run area has been unreliable, with residents particularly dissatisfied with the infrequent bulk trash removal. Despite complaints and inquiries about possible refunds for the service—which are not feasible—there has been no improvement even after Director Liczwek met with WM in an effort to improve WM’s services to the District.

Ms. Rance then stated that she will explore potential solutions to improve WM’s waste collection services to the District.

Next, Mr. Janak consulted with Ms. Rucker regarding the use of Geogrid materials to reinforce the slopes of the detention pond, proposing the integration of sod squares into the grid for additional stability.

The President then recognized Mr. Marquis who discussed the potential transfer of five properties from Kenroc to the District. The Board concurred it would be interested in accepting the property provided if it did not become responsible for the maintenance of the drainage facilities and it did not increase its liability. Following this discussion, Mr. Marquis left the meeting.

MINUTES

Upon motion by Director Gleason, seconded by Director Larkins, after full discussion and with all Directors present voting aye, the Board approved the minutes of the January 3, 2024 and January 15, 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. Order Determining Ad Valorem Tax Exemptions 2024. Mr. Blich reviewed the tax analysis related to the 2024 tax exemptions, a copy of which is attached hereto as Exhibit "A". The Board discussed increasing the residential homestead exemption for those disabled and 65 years of age or older. Next, upon motion by Director Gleason, seconded by Director Varosky, 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 \$100,000, a copy of which is attached hereto as Exhibit "B".
- D. 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-1". He stated that this authorizes the Tax Assessor/Collector to submit a petition challenging appraisal records for any class of properties 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

Mr. Blich presented to and reviewed with the Board the Tax Collector's Report, a copy of which is attached hereto as Exhibit "C". Mr. Blich reported that 78.610% of the District's 2023 tax levy had been collected thus far.

Next, upon motion by Director Varosky, seconded by Director Gleason, after full discussion and with all Directors present voting aye, the Board: (i) approved the Tax Assessor/Collector's Report; and (ii) authorized payment of checks numbered 1285 through 1297 from the Tax Account.

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 provided the following updates:

- **Water Plant No. 1:**
 - Bleach/phosphate equipment received preventive maintenance.
 - Leaking air-line needs replacement. Estimated cost: \$8,475.
- **Water Plant No. 3:**
 - Bleach/phosphate equipment received preventive maintenance.
 - Water leak in booster pump No. 3; pump was removed.
- **Freeze Event:**
 - No reported equipment damage or service outages.
 - Administration Building pipes successfully drained.
 - Dechlorination lines froze but didn't break; require insulation for future protection.
- **Other Updates**
 - District may re-qualify for Water Smart Program.
 - 20 service connections cut during the month, with all but three restored.

Upon motion by Director Larkins, seconded by Director Woods, after full discussion and with all Directors present voting aye, the Board: (i) approved the Operations Report; (ii) authorized the leaking air-line replacement at the estimated cost of \$8,475; and (iii) authorized termination of water service to those on the delinquent list in accordance with the Rate Order.

ENGINEER'S REPORT

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

Upon motion by Director Gleason, seconded by Director Woods, after full discussion and with all Directors present voting aye, the Board (i) approved the Clear Coatings proposal for the repair of the leaking clarifier at the WWTP at an estimate cost of \$18,000; and (ii) approved the Engineering Report.

ATTORNEY'S REPORT

Correspondence regarding Northwest Harris County MUD No. 28 and/or Shasla PUD and authorize appropriate action. There were no matters to report.

Correspondence with Klein ISD regarding drainage through Falvel Pond. Mr. Petrov reported on the update provided by the KISD attorney.

Collateral Assignment of Reimbursement Agreement for MedDev/Urbana tract to PNC Bank, including Consent to Assignment and Acknowledgement of Notice and Indemnity (collectively "Collateral Assignment"). Upon motion by Director Larkins, seconded by Director Gleason, after full discussion and with all Directors present voting aye, the Board approved the Collateral Assignment, a copy of which is attached hereto as Exhibit "F".

Maintenance Agreement for Crosswalk across future Hannover Way Street. There was no action.

Conveyance of Property from Kenroc to the District. This item was discussed during Public Comment.

Order Calling Directors Election for May 4, 2024 ("Order"). Upon motion by Director Gleason, second by Director Varosky, after full discussion and with all Directors present voting aye, the Board approved the Order.

ADJOURNMENT

Upon motion by Director Varosky, seconded by Director Gleason, after full discussion and with all Directors present responding aye, the Board approved adjourning at 8:43 p.m.

[EXECUTION PAGE FOLLOWS]

PASSED AND APPROVED this 19th day of Feb., 2024.


Secretary, Board of Directors

Exhibit A Tax Analysis
Exhibit B Order re Ad Valorem Tax Exemptions
Exhibit B-1 Resolution re Challenging Appraisal Records
Exhibit C Tax Collector's Report
Exhibit D Operation's Report
Exhibit E Engineer's Report
Exhibit F Collateral Assignment