

**MEADOWHILL REGIONAL MUNICIPAL UTILITY DISTRICT
Minutes for the December 2, 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:

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

All Directors were present except Director Gleason, thus constituting a quorum. Also, present were Doug Jeffrey of TNG Utility Corporation ("Operator"); Reagan Rucker of IDS Engineering, Inc. ("Engineer"); Zachary Petrov, attorney, of Johnson Petrov LLP ("JP" or "Attorney"); Bill Blich of Blich Associates, Inc. ("Financial Advisor"); Sandra Ramsey of Minutes Plus ("Recording Secretary"); Chandler Lewis of AMCAL Equities, LLC ("AMCAL"); and Grant and Megan Janak and Tallon Chalmers of the Meadow Hill Run Subdivision.

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 6:31 p.m.

PUBLIC COMMENT

At Ms. Janak's request, Ms. Rucker provided an update on the Park at Meadowhill manhole and outfall project. She explained that they must allow the contractor to complete the work and address any issues before issues outside the scope of the contract. While IDS has experienced problems with this contractor on this project, including inappropriate interactions with residents on other projects, they must complete their current obligations. The contractor has been instructed to cease all communication with residents because of their inappropriate actions, and IDS will not recommend them for future projects.

Next, Ms. Janak reported increased criminal activity in her area and stating that the Harris County Constable's Office has been contacted. Mr. Janak inquired about Klein ISD's progress on cleaning up the dirt pile. Director Larkins noted that construction has caused significant silt accumulation in the detention pond, which will be removed.

MINUTES

Upon motion by Director Larkins, seconded by Director Varosky, after full discussion and with all Directors present voting aye, the Board approved the minutes of the November 18, 2024 meeting.

GENERAL BUSINESS

- a. Utility Commitment Letter for AMCAL Property. Mr. Petrov provided an update on the AMCAL Property's Commitment Letter status. Mr. Chandler noted the challenges in securing HUD loans and indicated the project would close on financing in February 2025. Mr. Petrov stated that the District cannot offer any further extensions to the Commitment Letter beyond June 2025, after which the project would be terminated if not started. Mr. Lewis indicated that their county permits expire July 2025, so they are intent on starting construction before then.

Upon motion by Director Larkins, seconded by Director Varosky, after full discussion and with all Directors present voting aye, the Board extended the AMCAL Commitment Letter to July 1, 2025.

- b. Landscape Maintenance matters. There were no matters to report.
- c. Administration Building matters. There were no matters to report.

TAX ASSESSOR/COLLECTOR'S REPORT

Mr. Blich reviewed the Tax Assessor/Collector's Report, a copy of which is attached hereto as Exhibit "A". He reported that 99.097% of taxes have been collected as of November 30, 2024. Mr. Blich presented exemption value options for tax year 2025.

Upon motion by Director Varosky, seconded by Director Woods, after full discussion and with all Directors present voting aye, the Board approved the Tax Assessor/Collector's Report along with 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 "B". Mr. Jeffrey reviewed correspondence from a resident requesting an adjustment in his October water bill. The meter has been tested and no issues have been found. Following discussion, the Board agreed that no adjustment be made to the water bill.

Upon motion by Director Larkins, seconded by Director Woods, after full discussion and with all Directors present voting aye, the Board (i) authorized water terminations in accordance with the District's Rate Order; and (ii) approved the Operator's Report.

ENGINEER'S REPORT

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

Next, upon motion by Director Larkins, seconded by Director Varosky, after full discussion and with all Directors present voting aye, the Board (i) approved Change Order No. 1 in the amount of \$0.00 to Texan Municipal & Industrial in connection with the Wastewater Treatment Plant Motor Control Center Replacement, as recommended by IDS; (ii) approved Pay Application Nos. 2 and 3 in the amount of \$94,741.20 and \$172,070.10, respectively, to Greater Houston Construction, LLC, for the Covington Bridge Basin & Meadow Hill Run Detention Basin Rehabs, as recommended by IDS; and (iii) approved the Engineer's Report.

ATTORNEY'S REPORT

Correspondence regarding Northwest Harris County MUD No. 28 and authorize appropriate action. Mr. Petrov stated that no communication has been received from NW 28 regarding billing issues.

Waste Management Collection Services Agreement, Amendment, correspondence or termination. No action was taken.

Camelot Pond Maintenance Agreement. No action was taken.

Encroachment Agreement(s), including for the Kenroc Property. Mr. Petrov informed the Board that Kenroc is currently leasing property to Bass Pro Shop. He noted a potential issue where a sewer line running under the paved parking area may encroach on District easement. Bass Pro and Kenroc provided some redlines on an encroachment agreement. Discussion ensued.

ADJOURNMENT

Upon motion by Director Varosky, seconded by Director Woods, after full discussion and with all Directors present voting aye, the Board adjourned the meeting at 7:16 p.m.

[EXECUTION PAGE FOLLOWS]

PASSED AND APPROVED this 16th day of December, 2024.


Secretary, Board of Directors

Exhibit A Tax Collector Report
Exhibit B Operation's Report
Exhibit C Engineer's Report