

**MEADOWHILL REGIONAL MUNICIPAL UTILITY DISTRICT
Minutes for the December 30, 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 Larkins, thus constituting a quorum. Also, present were Doug Jeffrey of TNG Utility Corporation ("Operator"); Jason Hajduk, P.E. of IDS Engineering, Inc. ("Engineer"); Zachary A. Petrov, attorney, of Johnson Petrov LLP ("JP" or "Attorney"); Bill Blich of Blich Associates, Inc. ("Financial Advisor"); Sandra Ramsey of Minutes Plus ("Recording Secretary"); 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 6:33 p.m.

PUBLIC COMMENT

Ms. Janak expressed resident dissatisfaction with the current state of the detention pond work at Meadow Hill Run Subdivision. She had previously communicated these concerns to Director Liczwek via email. Director Liczwek explained the District is waiting for the contractor to complete the project and IDS provides official notification of completion. Mr. Hajduk clarified that the contractor maintains project control until completion. Upon completion, IDS staff will conduct a final walkthrough to identify necessary improvements and additions. The contractor will then be responsible for bringing the project up to the required standards.

MINUTES

The minutes of the December 16, 2024 meeting were tabled.

GENERAL BUSINESS

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

- c. Addendum to Financial Advisor Agreement related to Issuance of Bond Anticipation Notes ("Addendum"). Upon motion by Director Varosky, seconded by Director Gleason, after full discussion and with all Directors present voting aye, the Board approved the Addendum, a copy of which is attached hereto as Exhibit "A".

TAX ASSESSOR/COLLECTOR'S REPORT

Mr. Blich reviewed the Tax Assessor/Collector's Report, a copy of which is attached hereto as Exhibit "B". He reported that 99.201% of taxes have been collected thus far.

Upon motion by Director Gleason, 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 "C". Mr. Jeffrey reported that Landmark Apartments' November payment of \$16,950.60 was sent via Federal Express but never reached TNG. Federal Express has been unable to locate the original check. Due to these circumstances, Landmark Apartments has requested a waiver of the late fee, citing timely submission of the original payment. Mr. Jeffrey presented evidence that the Landmark Apartments had never been late and that it would have been timely paid if not lost by FedEx.

Mr. Jeffrey also reported that Blower Motor No. 2 at the sewer plant requires replacement or rebuilding, with an estimated cost of \$16,588.00.

Upon motion by Director Varosky, seconded by Director Woods, after full discussion and with all Directors present voting aye, the Board (i) approved replacement of Blower Motor No. 2, as recommended by TNG; (ii) authorize waiver of the late fee for Landmark Apartments; and (iii) approved the Operator's Report.

ENGINEER'S REPORT

Mr. Hajduk reviewed the Engineer's Report, a copy of which is attached hereto as Exhibit "D".

Next, upon motion by Director Gleason, seconded by Director Woods, after full discussion and with all Directors present voting aye, the Board approved the Engineer's 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. There was no action.

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

Camelot Pond Maintenance Agreement. There was no action.

Drainage System for Urbana Tract. There was no action.

Amendment to Reimbursement Agreement with Urbana and 2920 Virtuo ("Amendment"). Upon motion by Director Gleason, seconded by Director Varosky, after full discussion and with all Directors present voting aye, the Board approved the Amendment.

Issuance of Bond Anticipation Note, Series 2025 to Reimburse 2920 Virtuo. Mr. Petrov reported that Virtuo has been advised of two options: 1) proceed with a Bond Anticipation Note with Virtuo covering all issuance costs; or 2) wait until after the Texas Commission on Environmental Quality approves the Bond Application Report for the District to issue bonds. Virtuo is evaluating these options.

District Rate Order. No action was taken.

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 7:16 p.m.

PASSED AND APPROVED this 27th day of Jan, 2025.

Edmund Varosky
Secretary, Board of Directors

- Exhibit A Addendum to Financial Advisor Agreement
- Exhibit B Tax Collector Report
- Exhibit C Operation's Report
- Exhibit D Engineer's Report

