

MEADOWHILL REGIONAL MUNICIPAL UTILITY DISTRICT
Minutes for the April 15, 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, thus constituting a quorum. Also present were Doug Jeffrey of TNG Utility Corporation ("Operator"); Zach Petrov, attorney of Johnson Petrov LLP ("JP" or "Attorney"); Reagan Rucker of IDS Engineering, Inc. ("Engineer"); Lori Buckner of Myrtle Cruz, Inc. ("Bookkeeper"); Pamela Low of Minutes Plus ("Recording Secretary"); Sergeant Santos and Sergeant Gonzales of Harris County Constable Office ("HCCO"); and M. Tallon Chalmers, Megan Janak, and John Kennedy, residents of the Meadowhill Run Subdivision; and Jon Kennedy, a resident 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 6:31 p.m.

PUBLIC COMMENT

Mrs. Janak reported that the sprinkler system in Meadowhill Run was not functioning properly due to the developer contractor and requested assistance. Ms. Rucker assured her that she would investigate the issue.

Ms. Chalmers brought attention to the issue of speeding tow trucks, which had arrived to retrieve a stolen vehicle abandoned in their subdivision. She inquired about potential solutions to address the speeding problem. Sergeant Santos clarified the process of assigning tow drivers to jobs and stated that if law enforcement observes drivers behaving recklessly, they will be ticketed and denied future assignments. Sergeant Santos stated that HCSO will be investigating the incident involving the tow drivers.

Next, Mr. Kennedy discussed a case of vagrancy in the District that involved illegal dumping and loitering. He outlined the situation and his efforts to identify a county agency with jurisdiction over the matter. Mr. Jeffrey has also attempted to assist in finding an agency to help clean up the area. The County escalated the report to pollution control, but no other agencies have reported working on the issue. Sgt. Santos reported he would drive by the area after the Board Meeting. Ms. Rucker stated she has been in contact with the County and there is confusion over whether the County accepted the road. If the County accepted the road, it is the County's responsibility. If the County has not accepted the road, it is the developer's responsibility.

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 April 1, 2024 Board meeting.

GENERAL BUSINESS

- A. Landscape Maintenance Matters. Director Larkins presented the estimate for various landscaping projects provided by Gressett Landscaping. He highlighted that an estimate of \$6,000 had been submitted for mulch. Upon motion by Director Gleason, seconded by Director Varosky, after full discussion and with all Directors present voting aye, the Board authorized the mulching proposal by Gressett Landscaping at the quoted price of \$6,000.

Director Lakins also stated that an estimate for fertilizing and overseeding the detention ponds was received, amounting to \$10,000. This estimate was postponed.

- B. Security Report. Sergeant Santos reviewed the Security Report, a copy of which is attached hereto as Exhibit "A".
- C. Administration Building Matters. There were no matters to report.

BOOKKEEPER'S REPORT

Ms. Buckner presented to and reviewed with the Board the Bookkeeper's Report, a copy of which is attached hereto as Exhibit "B".

Next, 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 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 recommended installing a control panel at the Wastewater Plant.

Upon motion by Director Gleason, seconded by Director Larkins, after full discussion and with all Directors present voting aye, the Board (i) authorized termination of service to the customers listed on the Cut-Off List, in accordance with the District's Rate Order; (ii) authorized installation of a control panel at the Wastewater Plant; and (iii) approved the Operator's Report.

ENGINEER'S REPORT

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

Upon motion by Director Larkins, seconded by Director Gleason, after full discussion and with all Directors present voting aye, the Board (i) authorized IDS to advertise and bid the 12-inch waterline loop project from Hannover Village to Holzwarth Road, as recommended by IDS; (ii) approved Pay Application No. 1 in the amount of \$446,034.24 to TLC Construction Contract Services, Inc. to be paid by Atlantic Urbana II-C Spring West, LLC, as recommended by IDS; (iv) authorized IDS to advertise and bid the WWTP Pavement Additions project, as recommended by IDS; and (v) approved the Engineer's Report.

ATTORNEY'S REPORT

- A. Correspondence regarding Northwest Harris County MUD No. 28 and/or Shasla PUD and authorize appropriate action. There were no new matters to report.
- B. Correspondence with Klein ISD regarding drainage through Falvel Pond. Mr. Petrov updated the Board regarding Klein ISD's dirt pile and swale. He stated that Klein ISD has plans to mitigate the issue and provided them to IDS. Ms. Rucker stated the plans do include removal of the swale and she would ask KISD for a construction schedule.
- C. Conveyance of Kenroc Properties to the District. There was no action.
- D. Waste Management Services Contract and Amendment. There was no action.
- E. Encroachment Agreement with Stream Realty. Mr. Petrov stated that the Agreement was sent to Stream Realty for execution for a parking lot encroaching in the waterline easement area.

ADJOURNMENT

Upon a motion by Director Varosky, seconded by Director Gleason, after full discussion and with all Directors present voting aye, the Board adjourned the meeting at 7:47 pm.

[EXECUTION PAGE FOLLOWS]

PASSED AND APPROVED this 29th day of April, 2024.


Secretary, Board of Directors

- Exhibit A Security Report
- Exhibit B Bookkeeper Report
- Exhibit C Operations Report
- Exhibit D Engineer's Report