

MEADOWHILL REGIONAL MUNICIPAL UTILITY DISTRICT
Minutes for the September 3, 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"); Reagan Rucker of IDS Engineering, Inc. ("Engineer"); Zachary A. Petrov, attorney, of Johnson Petrov LLP ("JP" or "Attorney"); Bill Blich of Blich Associates, Inc. ("Financial Advisor"); Pamela Low of Minutes Plus ("Recording Secretary"); Reagan Vance Lowman and Keith Reynolds of Waste Management ("WM"); Megan Janak and Tallon Chalmers of the Meadow Hill Run Subdivision; Cheryl Durbin, a resident of the Green Acre 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 6:30 p.m.

PUBLIC COMMENT

Ms. Janak received an update from Ms. Rucker of IDS regarding the manhole and outfall project for the Meadow Hill Run Subdivision. Ms. Rucker provided the latest status of these projects.

Additionally, Ms. Rucker informed Ms. Durbin that the collection of proposals for her project in Greengate is still ongoing.

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 the August 19, 2024 Board meeting.

GENERAL BUSINESS

- a. Landscape Maintenance matters. Director Larkins informed the Board that the topics of fertilization and seeding will be addressed at the upcoming meeting. He

also reported that surplus soil has been distributed across the lower-lying areas of the District's property.

- b. Administration Building matters. There were no matters to report.
- c. Law Enforcement Agreement with Harris County for Year 2024-2025. Upon motion by Director Gleason, seconded by Director Woods, after full discussion and with Director Larkins voting against, the Board approved the Law Enforcement Agreement, a copy of which is attached hereto as Exhibit "A".
- d. District Insurance Renewal Proposal. Upon motion by Director Varosky, seconded by Director Gleason, after full discussion and with all Directors present voting aye, the Board approved the insurance renewal proposal from Arthur J. Gallagher, a copy of which is attached hereto as Exhibit "B".
- e. Resolution Regarding District's Tax Characterization ("Resolution"). Mr. Petrov reviewed the differences between developing and developed districts. After reviewing the fact that the District is currently issuing bonds to build or finance infrastructure, to serve several large, undeveloped tracts of land (more than 5% of projected build-out) which would categorize the District as a developing district, the Board, upon motion by Director Larkins, seconded by Director Woods, after full discussion and with all Directors present aye, approved the Resolution characterizing the District as a developing district for the 2024 Tax Year.
- f. Waste Management Service Update. Ms. Lowman informed the Board about Waste Management's request to reschedule bulk collection day from Monday to Thursday. Mr. Reynolds, District Manager from the Conroe Office, explained that this change is due to increased staff and truck availability on Thursdays. The new schedule would be set to take effect on September 19th. Discussion ensued regarding the bulk pick-up issues that have been on-going for over a year. Mr. Reynolds explained that the issues have been due to the lack of staff and truck availability on Monday. Ms. Lowman explained that mailers would go out to inform residents of the bulk pickup date change. Ms. Janak explained that educating the residents on the new date would take time, and Ms. Lowman agreed it would take a few months. Ms. Janak and Ms. Chalmers voiced complaints regarding missed bulk and regular trash pickups being almost routine and the difficulty some residents have in contacting Waste Management. Mr. Liczwek expressed frustration that Waste Management is inconsistent in the interpretation of bulk pickup and what constitutes as one item. The Board expressed that it has tried to work with Waste Management, including on service days, but Waste Management is clearly unable to provide the same level of service that it is contracted for and previously provided to the District.

TAX ASSESSOR/COLLECTOR'S REPORT

Mr. Blich reviewed the Tax Assessor/Collector's Report, a copy of which is attached hereto as Exhibit "C". He reported that 98.9% of taxes have been collected as of August 31, 2024.

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.

FINANCIAL ADVISOR'S REPORT

Mr. Blich reviewed the recommendation for the District's 2024 property tax rate, a copy of which is attached hereto as Exhibit "D". Mr. Blich proposed the District publish the tax rate as \$0.551 per \$100 valuation, which will consist of \$0.24 per \$100 valuation for debt service and \$0.311 per \$100 valuation for the maintenance and operations. The total tax rate levies in 2023 was \$0.567 per \$100 valuation.

Upon motion by Director Larkins, seconded by Director Gleason, and after full discussion and with all Directors present voting aye, the Board: (i) proposed a total tax rate of \$0.551 per \$100 of assessed value; (ii) set a public hearing on such proposed rate for September 30, 2024 at 6:30 p.m.; and (iii) authorized the Tax Collector to publish notice of a public hearing on a proposed total tax rate of \$0.551 per \$100 of assessed value.

OPERATIONS REPORT

Mr. Jeffrey presented to and reviewed with the Board the Operations 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) 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 "F".

Next, upon motion by Director Varosky, 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.

Waste Management Collection Services Agreement. Mr. Petrov noted that he will discuss the agreement with Waste Management's Legal Counsel.

Encroachment Agreement with Stream Realty. Mr. Petrov reported that he spoke with Stream Realty regarding the revisions and that Stream indicated that they'd be executing the agreement in the form preferred by the Board.

Encroachment Agreement with Ubana Yard Homes. Mr. Petrov presented a proposed encroachment agreement to allow the crossing of dry utilities (gas, electric, internet, etc.) through the District's water line easement. After full discussion and upon a motion by Director Varosky, seconded by Director Woods, with all Directors present voting aye, the Board approved the Encroachment Agreement.

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 8:01 p.m.

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


Secretary, Board of Directors

- Exhibit A Law Enforcement
- Exhibit B Insurance Proposal
- Exhibit C Tax Collector Report
- Exhibit D Tax Rate Recommendation
- Exhibit E Operation's Report
- Exhibit F Engineer's Report