

MEADOWHILL REGIONAL MUNICIPAL UTILITY DISTRICT
Minutes for the September 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, 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"); 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 6:35 p.m.

PUBLIC COMMENT

Ms. Janak received an update from Ms. Rucker regarding the retention pond outfall project and manhole and sewer line inspections for the Meadow Hill Run Subdivision.

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 September 16, 2024 Board meeting.

GENERAL BUSINESS

- a. Landscape Maintenance matters. Director Larkins reported that the fertilization and overseeding of areas surrounding the ponds has been completed.
- b. Administration Building matters. There were no matters to report.

PUBLIC HEARING RELATED TO 2024 RATE

Next, at 6:43 p.m., the President convened the public hearing regarding the proposed 2024 District Tax Rate pursuant to notice published by the Tax Assessor/Collector in the *Houston Chronicle*. Mr. Blich noted that the proposed tax rate is \$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 President offered member of the public the opportunity to comment on the proposed 2024 District tax rate. After confirming that there were comments on the proposed 2024 District tax rate, the President closed the public hearing on 2024 tax rate at 6:55 p.m.

Adopt Order Setting Rate and Levying Tax for 2024. Mr. Petrov then presented the Board with the Order Setting Rate and Levying Tax for 2024 (the "Order") for approval, which contained the tax rate of 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. A copy of the Order is attached hereto as Exhibit "A". Upon motion by Director Larkins, seconded by Director Gleason, after full discussion and with all Directors present voting aye, the Board approved the Order.

Appoint Tax Assessor/Collector. Mr. Petrov next presented an Order Appointing Bob Leared Interests, Inc. as the District's Tax Assessor/Collector, a copy of which is attached hereto as Exhibit "A-1". Upon motion by Director Varosky, seconded by Director Woods, after full discussion and with all Directors present voting aye, the Board approved the Order Appointing Tax Assessor/Collector.

Adopt Amended District Information Form. The Board then discussed approval of an Amended and Restated District Information Form, a copy of which is attached hereto as Exhibit "A-2", which is required to be amended to show the current tax rate, the outstanding debt and the Notice to Purchasers form, and is to be recorded in the Harris County Real Property Records (the "HCRPR") and filed with the Texas Commission on Environmental Quality ("TCEQ").

Upon motion by Director Varosky, seconded by Director Gleason, after full discussion and with all Directors present voting aye, the Board approved the Amended District Information Form and filing of same with the HCRPR and TCEQ.

Resolution Regarding Tax Collection Procedures ("Resolution"). Mr. Petrov then explained the necessity of the Board adopting a Resolution to set forth some of the criteria for the District's Tax Assessor/Collector in collecting taxes on behalf of the District, providing for no split payments, no early payments and no early payment discounts, a copy of which is attached hereto as Exhibit "A-3". The District has adopted the same procedures in years past. Upon motion by Director Larkins, seconded by Director Gleason, after full discussion and with all Directors present voting aye, the Board approved the Resolution.

TAX ASSESSOR/COLLECTOR'S REPORT

Mr. Blicht reviewed the Tax Assessor/Collector's Report, a copy of which is attached hereto as Exhibit "B". He reported that 98.922% of taxes have been collected as of September 30, 2024.

Mr. Blicht presented to and reviewed with the Board the Delinquent Tax Report, a copy of which is attached to the Tax Assessor/Collector's Report. He reported that the District's Delinquent Tax Attorney will send notices to delinquent tax accounts notifying them of the October 21, 2024 Board meeting and asking that they make payment commitments or respond to the letter by that date to avoid being tagged for water termination.

Upon motion by Director Varosky, seconded by Director Woods, after full discussion and with all Directors present voting aye, the Board (i) authorized the Delinquent Tax Attorney to send notices to delinquent tax accounts, including those with delinquent payment plans, notifying them of the termination for delinquent tax hearing; and (ii) 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 stated that TNG recommends replacing the water pump motor on pump 4 at Water Plant No. 1, rather than repairing it. He also stated that the ATS system has sustained lightning damage.

Upon motion by Director Gleason, seconded by Director Varosky, after full discussion and with all Directors present voting aye, the Board (i) approved replacement the water pump motor on pump 4 at Water Plant No. 1, as recommended by TNG; (ii) authorized water terminations in accordance with the District's Rate Order; and (iii) approved the Operator's Report.

ENGINEER'S REPORT

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

Next, upon motion by Director Larkins, seconded by Director Gleason, after full discussion and with all Directors present voting aye, the Board approved (i) Pay Application No 1 in the amount of \$211,022.10 to Texan Municipal & Industrial, a Division of Texas Electric, Inc. for the WWTP Motor Control Center Replacement project, as recommended by IDS; (ii) Pay Application Nos. 3 and 4 to Division III + Constructors, Inc. in the amount of \$51,840 and \$2,262.60, respectively, for the Driveway Expansion at the WWTP project, as recommended by IDS; (iii) Pay Application Nos. 2 and 3 to Specialized Maintenance Services, Inc. in the amount of \$35,133.75 and \$682.42, respectively, for the Sanitary Sewer Cleaning and Televising Phase III project, as recommended by IDS; (iv) Change Order No. 1 in the amount of \$0 for the Detention Rehabilitation Facilities to Serve Covington Bridge project, as recommended by IDS;

(v) Pay Application No. 1 to Greater Houston Construction, LLC, in the amount of \$63,741.60 for the Detention Rehabilitation Facilities to Serve Covington Bridge project, as recommended by IDS; (vi) Pay Application No. 6 to TLC Construction Contract Services, Inc. in the amount of \$412,795.99 for the Detention, Water Distribution, Sanitary Sewer and Sanitary Sewer Lift Station Facilities to Serve Urbana Spring, Atlantic Urbana II-C Spring West, LLC, as recommended by IDS; and (vii) 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. There was no action.

Encroachment Agreements. Mr. Petrov discussed encroachment agreements for Atkinson Farms with a revocable clause. No action was taken.

Camelot Pond Maintenance Agreement. There was no action.

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 7:39 p.m.

PASSED AND APPROVED this 21st day of October, 2024.


Secretary, Board of Directors

- Exhibit A Order Setting Rate and Levying Tax for 2024
- Exhibit A-1 Order Appointing Tax Assessor/Collector
- Exhibit A-2 Amended DIF
- Exhibit A-3 Resolution Regarding Tax Collection Procedures
- Exhibit B Tax Collector Report
- Exhibit C Operation's Report
- Exhibit D Engineer's Report