

HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 99

MINUTES OF MEETING OF BOARD OF DIRECTORS

AUGUST 20, 2024

The Board of Directors (the "Board" or "Directors") of Harris County Water Control and Improvement District No. 99 (the "District") met in regular session, at 6:30 p.m. at 19423 Lockridge Drive, Spring, Texas 77373, on Tuesday, August 20, 2024, pursuant to notice of said meeting posted in accordance with Chapter 551 of the Texas Government Code; whereupon the roll was called of the members of the Board, to-wit:

Billy Ray Fritsche	President
Thomas Riddle	Vice President
George Galindo	Secretary
Rick Ghinelli	Director
Terry Wright	Director

All members of the Board were present, thus constituting a quorum. Also attending all or portions of the meeting were: Cathi Wilbanks of ETI Bookkeeping Services, bookkeeper for the District ("ETI"); Debbie Bessire of Equi-Tax, Inc. ("Tax Assessor/Collector"); Zachary A. Petrov, Attorney and Marisa Roberts, Paralegal of Johnson Petrov LLP ("Johnson Petrov" and/or "Attorney"); Mike Plunkett and Doug Jacobson of Eagle Water Management, Inc., operator for the District ("Operator" and/or "Eagle Water"); Sergio Van Dusen, Engineer and Tyler Reeves, EIT of Vogt Engineering, L.P., engineer for the District ("Engineer" and/or "Vogt"); Deputy D. Richardson, Lieutenants Lindley and Flores of the Harris County Constable's Office ("HCCO") and several residents (see sign-in sheet).

The President, after finding that notice of the meeting was posted as required by law and determining that a quorum of the Board was present, called the meeting to order and declared it open for such business as may regularly come before it.

1. Public Comment. Members of the public were given an opportunity to speak at this time.
2. Minutes. The Board reviewed the minutes of the regular meeting of July 16, 2024, a copy of which was previously distributed to the Board.

Upon motion by Director Galindo, seconded by Director Riddle, after full discussion and with all Directors present voting aye, the Board approved minutes of the regular meeting of July 16, 2024, as presented.

3. Constable's Report. Deputy Richardson reviewed the July Constable's Report with the Board. Deputy Richardson responded to questions from the Board.

Upon motion by Director Galindo, seconded by Director Ghinelli, after full discussion and with all Directors present voting aye, the Board approved the Constable's Report.

Next, Director Riddle presented and reviewed an Interlocal Agreement for Law Enforcement Services ("Interlocal Agreement") and a memorandum from the Security

Committee composed of Directors Riddle and Ghinelli (the "Committee"), copies of which are attached hereto as Exhibit "A". Director Riddle notes an increase of 6.6%. The Committee support and recommends the renewal of the Interlocal Agreement. He also recommends increasing the sewer rate for the apartments.

Upon motion by Director Ghinelli, seconded by Director Wright, after full discussion and with all Directors present voting aye, the Board approved the renewal of the Interlocal Agreement.

4. Review of District's Rate Order.

Discussion ensued regarding percentage of officer time spent at the apartment complex compared to the remainder of the District. Director Riddle presented information regarding the time spent responding to calls in the apartments.

Upon motion by Director Wright, seconded by Director Galindo, after full discussion and with all Directors present voting aye, the Board approved increasing the sewer rate by \$3.00 per unit for the apartments to cover pro-rata share of time spent responding to calls at the apartments.

5. Bookkeeper's Report/Investment Report/Energy Usage Report. Ms. Wilbanks presented to and reviewed with the Board the Bookkeeper's Report, Investment Report, and Energy Usage Report for the previous month, copies of which are attached hereto collectively as Exhibit "B."

Ms. Wilbanks reported that TexPool interest rate has increased and is paying 5.3173% interest and the net asset value is 1.00001%.

Upon motion by Director Galindo, seconded by Director Wright, after full discussion and with all Directors present voting aye, the Board: 1) approved the Bookkeeper's Report, with certain revisions, Investment Report, and Energy Usage Report; and 2) authorized the payment of checks numbered 13904 through 13928 from the Operating Account.

6. Tax Assessor-Collector Report. Ms. Bessire reviewed the Tax Assessor-Collector Report with the Board, a copy of which is attached hereto as Exhibits "C".

Ms. Bessire reported that 94.5% of the 2023 taxes have been collected as of July 31, 2024.

Upon motion by Director Galindo, seconded by Director Wright, after full discussion and with all Directors present voting aye, the Board approved the Tax Assessor-Collector Report, including payment of check nos. 2521 thru 2522.

7. Financial Advisor's Report. There was no report presented at this time as the certified values were not finalized to date.

8. Operation's Report. Mr. Plunkett presented the Operations Report, a copy of which is attached hereto as Exhibit "D."

Mr. Plunkett then reported the total monthly pumpage for the month of July was 6,125,000 gallons and the average daily flow at the sewer plant during the previous month was 188,000 GPD, which is 65% of current capacity. Mr. Plunkett also reported the pumped to billed ratio was 78.49% at the water plant. There were no excursions. Mr. Plunkett then stated that the

value on Booster Pump 1 needs to be isolated and therefore they will need to temporarily open up the Interconnect and flush the line.

Mr. Plunkett then reviewed the quotes received for the detention pond maintenance and recommended Storm Water Solutions, a copy of which is attached to the Operations Report.

Mr. Plunkett next presented the Monthly Light Fixture Review, a copy of which is attached to the Operator's Report.

Mr. Plunkett presented and reviewed the disconnection list of sixteen (16) accounts.

Upon motion by Director Ghinelli, seconded by Director Galindo, after full discussion and with all Directors present voting aye, the Board, after confirming with the Operator that notice had been delivered by the Operator to each person on the list notifying them that they could appear before the Board to discuss termination of services and that services could be terminated at any time after this meeting, and determining that no one appeared at the meeting for such purpose, the Board: (1) the termination list and authorized the Operator to terminate service as required by the Rate Order to all customers who remain unpaid; and (2) engage Storm Water Solutions for the detention pond maintenance; and (3) approved the Operations Report.

9. Engineer's Report. The Engineer's Report was presented and reviewed by Mr. Van Dusen, a copy of which is attached as Exhibit "E".

Mr. Van Dusen reviewed the Report with the Board and responded to questions.

Upon motion by Director Galindo, seconded by Director Wright, after full discussion and with all Directors present voting aye, the Board approved the Engineer's Report.

10. New Business.

a. Best Trash – Beryl Responses. Director Fritsche updated the Board regarding the issues with storm debris pick-up.

Mr. Jenkins, a resident of the District who resides on Lemm Rd. 2 reported that he has had issues with getting his garbage picked up. Director Fritsche stated he would contact Best Trash to help resolve the matter.

b. Recycling with Best Trash. Director Riddle spoke in favor of considering recycling, but stated that a majority of residents would also need to be in favor. No action was taken at this time.

c. Review District's Rate Order, amend if necessary. Mr. Petrov spoke to the Board regarding amending the District's rate order by adding a new customer class for property tax-exempt apartments and updating enforcement in the rate order.

Upon motion by Director Galindo, seconded by Director Wright, after full discussion and with all Directors present voting aye, the Board approved amending the District's rate order by adding a new customer class for property tax-exempt apartments and establishing a rate and updating enforcement in the rate order.

11. Old Business.

a. Shrubbery for Fence and repair of service driveway at Water Plant. Director Riddle reported fence staining has been completed. The status of the driveway was covered under the Engineer's Report.

b. Conversion of the District – Powers of a MUD. Discussion ensued regarding the possibility of converting the District to a MUD in order to enforce deed restrictions. No action was taken at this time.

c. Request from Apartments regarding PILOT Agreement.

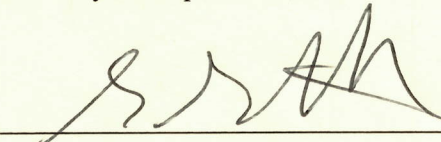
Mr. Petrov updated the Board regarding the Houston Housing Authority.

d. Dunn and Miller Properties. Mr. Petrov reported the Miller property closed and that he anticipates the final comments on the Easement for the Dunn property within the next thirty (30) days.

e. Audit Committee. No updates at this time.

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD,
the meeting was adjourned at 8:35 p.m.

PASSED AND APPROVED on the 17th day of September, 2024.



Secretary
Board of Directors

EXHIBITS:

- A - Interlocal Agreement for Law Enforcement Services/ Memorandum from the Security Committee
- B - Bookkeeper's Report, Investment Report, Energy Report
- C - Tax Assessor Collector Report
- D - Operations Report
- E - Engineer's Report

**Minutes recorded by Marisa Roberts
Johnson Petrov LLP
Regular Session August 20, 2024**

