

HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 99

MINUTES OF MEETING OF BOARD OF DIRECTORS

JUNE 11, 2025

The Board of Directors (the "Board" or "Directors") of Harris County Water Control and Improvement District No. 99 (the "District") met in special workshop session, at 6:00 p.m. at 19423 Lockridge Drive, Spring, Texas 77373, on Wednesday, June 11, 2025, 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, with the exception of Director Wright, thus constituting a quorum. Also attending all or portions of the meeting were: Zachary A. Petrov, Attorney and Marisa Roberts, Paralegal of Johnson Petrov LLP ("Johnson Petrov" and/or "Attorney"); and several residents of the District (see sign-in sheets). Handouts were available for attendees.

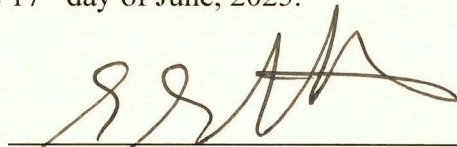
The President, after finding that notice of the meeting was posted as required by law and determining that a quorum of the Board was present, called the meeting to order and declared it open for such business as may regularly come before it.

1. Public Comment. Members of the public were given an opportunity to speak at this time.
2. The Board reviewed and discussed Frequently Asked Questions (the "FAQs") that residents had regarding why the Board was considering converting from a WCID to a MUD.
3. Directors Fritsche and Ghinelli read written position statements to the Board, copies of which are attached hereto as Exhibit "A".
4. Next, the Board reviewed and discussed options amenable to both the District and the Civic Club regarding the enforcement of Deed Restrictions.

There being no further business to come before the Board, the meeting was adjourned.

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD,
the meeting was adjourned at 7:56 p.m.

PASSED AND APPROVED on the 17th day of June, 2025.



Secretary
Board of Directors

EXHIBITS:

Exhibit A- Bill Fritsche's Position Statement

Rick Ghinelli's Position Statement

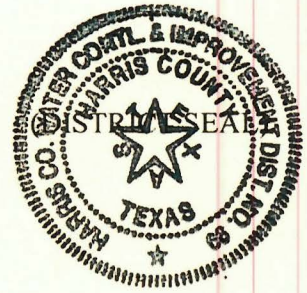


Exhibit A

Director Bill Fritsche Position Statement to the HCWCID99 Special Work Shop Meeting of June 11, 2025

Every major decision in which I have participated as a Director on the Water Board has been based on a majority (50% +1).

The participation level of the residents attending the Public Hearing on the conversion of HWCID99 to a MUD was, based on my calculations, less than 10% based on Lot Ownership (meter connection).

In good conscience I cannot make a decision based on a 10% participation rate.

My recommendation to the Board is to

1. Focus on completing the Conversion Workshop
2. Present our recommendations/plan to the residents via a Q&A or similar venue
3. Conduct a District wide canvass on the question of conversion if required
 - a. Canvass questionnaires and return stamped envelopes will be mailed to the residents with the monthly Eagle invoice.
 - b. My decision will be guided by their responses

Let's make Deed Restriction enforcement consistent, equitable, and non-confrontational.

Bill Fritsche-Director HCWCID99

- Back in the fall it appeared that many residents had deed violations and they were not being corrected. At that time, it was noted that due to some family issues, deed restriction letters were not going out consistently or frequently.
- After consulting with our attorney, we were informed that, if we converted to a MUD, we could use funds to help enforce deed restrictions.
- Oct 17, 2024- contacted Laurie Garza and asked if she would be willing to meet with me to get her thoughts about the WB taking over deed restrictions. She indicated that she would love to meet and thought the board would be interested, too.
- During our meeting, I assured Josh and Laurie that this was not a WB vs. the CC situation, but a way for us to help. Both Josh and Laurie indicated that they would not be running again and they would entertain the idea of the WB enforcing deed restrictions in order to help the Civic Club. The only concern at the time was about the powers that a MUD may have to do things other than deed restrictions....as do many of our other residents. At no time did the WB ever discuss any other reasons to convert to a MUD.
- Given the information we had at the time, it was decided that we would begin to investigate the process of becoming a MUD, and also research companies that would be able to do consistent inspections and send out violation letters.
- I was able to find a company that was willing to do the requested work, and the rough estimate of costs would be about \$4 per month per household.
- Being that the WB is a governmental entity that must follow specific rules and regulations, we do not do business on Facebook. However, it is alarming to see the amount of misinformation and misunderstanding about what a MUD is, can and can't do, and what hiring an outside company to do inspections would look like. We hope to clear up much of that confusion

Rick Ghinelli, Director
