

# HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 99

## MINUTES OF MEETING OF BOARD OF DIRECTORS

AUGUST 19, 2025

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 19, 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
Lance Rumfield	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"); Angela Cunningham of Equi-Tax, Inc.; Zachary A. Petrov and Daniel David, Attorneys and Marisa Roberts, Paralegal of Johnson Petrov LLP ("Johnson Petrov" and/or "Attorney"); Doug Jacobson of Eagle Water Management, Inc., operator for the District ("Operator" and/or "Eagle Water"); Sergio Van Dusen, P.E. and Tyler Reeves, EIT of Vogt Engineering, L.P., engineers for the District ("Engineer" and/or "Vogt"); Lt. Lindley and Deputy Richardson of the Harris County Constable's Office ("HCCO") and residents of the District (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 regular meeting minutes of July 15, 2025, a copy of which was previously distributed to the Board.

Upon motion by Director Galindo, seconded by Director Rumfield, after full discussion and with all Directors present voting aye, the regular meeting minutes of July 15, 2025, was approved subject to a correction.

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

Next, Director Riddle reviewed the Report from the Security Committee, a copy of which is attached hereto as Exhibit "A". The Security Committee recommended: 1) No rate increase at this time to the District's Rate Order pertaining to the security services provided for the Apartments; 2) to renew the Interlocal Agreement for Law Enforcement Services with the Constable's Office for the same number of officers; and 3) accept the Constable's Report.



Upon motion by Director Galindo, seconded by Director Ghinelli, after full discussion and with all Directors present voting aye, the Board: 1) accepted the Security Committee's recommendation regarding the District's rates; 2) approved renewal of the Interlocal Agreement for Law Enforcement Services with the Constable's Office; and 3) accepted the Constable's Report.

4. Tax Assessor-Collector Report. Ms. Cunningham presented and reviewed the Tax Assessor-Collector Report with the Board, a copy of which is attached hereto as Exhibit "B".

Ms. Cunningham reported that 94.9% of the 2024 taxes and 97.4% of the 2023 taxes have been collected as of July 31, 2025.

Upon motion by Director Galindo, seconded by Director Ghinelli, after full discussion and with all Directors present voting aye, the Board approved the Tax Assessor-Collector Report, including payment of check nos. 2555 thru 2558.

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 "C."

Ms. Wilbanks reported that TexPool interest rate increased slightly and is 4.3100% interest and the net asset value is 1.000118%.

Upon motion by Director Galindo, seconded by Director Riddle, 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 14211 through 14270, from the Operating Account.

6. Operations Report. Mr. Jacobson presented the Operations Report, a copy of which is attached hereto as Exhibit "D."

a. Mr. Jacobson then reported the total monthly pumpage for June was 7,823,000 gallons and the average daily flow at the sewer plant during the previous month was 123,000 GPD, which is 43% of current capacity. Mr. Jacobson also reported the pumped to billed ratio was 88.04% at the water plant. There were no excursions for the previous month.

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

Mr. Jacobson presented and reviewed the disconnection list of twenty (20) accounts.

Upon motion by Director Galindo, seconded by Director Ghinelli, 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) approved the termination list and authorized the Operator to terminate service as required by the Rate Order to all customers who remain unpaid; and 2) approved the Operations Report.



7. 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 reported that SISD requested the contractor continue the water and sewer line extensions into the SISD Property and add the scope of work to the current contract as a change order. Discussion ensued.

Upon motion by Director Riddle, seconded by Director Galindo, after full discussion and with all Directors present voting aye, the Board approved the contractor to continue the water and sewer line extensions into the SISD Property by adding the scope of work to the current contract as a change order contingent on SISD's approval of same.

Mr. Van Dusen reviewed the Storm Water Management Report, a copy of which is attached hereto as Exhibit "F". No action was taken at this time.

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

8. New Business.

a. Review Rate Order and amend if necessary. The Board had no amendments to the Rate Order at this time.

9. Old Business.

a. Audit Committee. The Board discussed green space, west boundary fence and dead/dying trees along the west side of the Dreamlab Property. No action was taken at that time.

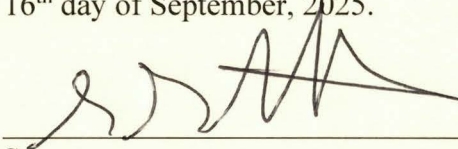
b. Designation of Additional Meeting Places. No new updates at this time.

c. Legislative Update. Mr. Petrov presented and reviewed the 89<sup>th</sup> Legislative Update.

10. Public Comment. Members of the public were given an opportunity to speak at this time.

**THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD,**  
the meeting was adjourned at 8:25 p.m.

**PASSED AND APPROVED** on the 16<sup>th</sup> day of September, 2025.

  
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Secretary  
Board of Directors

**EXHIBITS:**

- A - Security Committee Report
- B - Tax Assessor Collector Report
- C - Bookkeeper's Report, Investment Report, Energy Report
- D - Operations Report
- E - Engineer's Report
- F - Storm Water Solutions Report

