

MINUTES OF MEETING OF BOARD OF DIRECTORS  
JULY 10, 2018

THE STATE OF TEXAS  
COUNTY OF HARRIS  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 151

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The Board of Directors (the "Board") of Harris County Municipal Utility District No. 151 (the "District") met in regular session, open to the public, at Norton Rose Fulbright US LLP, 1301 McKinney, Suite 5100, Houston, Texas, at 11:30 a.m. on July 10, 2018, whereupon the roll was called of the members of the Board, to-wit:

Kent F. Spitzmiller, President  
Jerry Berry, Vice President  
Herman Jordan, Vice President  
Ken Smith, Secretary  
Vacant, Assistant Secretary

**Persons Attending.** All members of the Board were present. Also attending were Mr. Steve Robb, a District resident; Mr. Joe Stunja of Pinehurst Trail Holdings, LLC; Mr. Dan Edwards of AECOM, engineer for the District; Mr. Larry Jones and Mr. Allen Jenkins of INFRAMARK, operators for the District; Mr. Jorge Diaz of McLennan and Associates ("McLennan"), bookkeeper for the District; Ms. Yvonne Luevano of Wheeler & Associates ("Wheeler"), tax assessor and collector for the District; and Mr. Dimitri Millas and Ms. Brenda Presser, of Norton Rose Fulbright US LLP ("NRF"), attorneys for the District.

**Call to Order.** The meeting was called to order and, in accordance with notice posted pursuant to law, copies of the certificates of posting of which are attached hereto as *Exhibit A*, the following business was transacted:

1. **Public Comments.** There were no comments from the public.

2. **Qualify Directors.** President Spitzmiller introduced Mr. Robb as a proposed candidate to fill the vacancy on the Board. The Board considered appointing Mr. Robb to complete the term of the vacant position that expires in May 2022. The Board reviewed the completed Affidavit of Director, Oath of Office and Statement of Officer for Mr. Robb, copies of which are attached as *Exhibit B*.

Upon motion made by Director Jordan, seconded by Director Smith, after full discussion and the question being put to the Board, the Board voted unanimously to accept the Affidavit of Director, Oath of Office and Statement of Officer and to appoint Mr. Robb to the Board of Directors.

3. **Elect Officers.** Discussion ensued regarding the officers and it was noted there is an open position for Assistant Secretary. The Board discussed changing officer positions and Director Robb was nominated to serve as Assistant Secretary and all other officers will remain in their current positions. Upon motion by Director Jordan, seconded by Director Smith, after full discussion and the question being put to the Board, the Board voted unanimously to appoint Director Robb to serve as Assistant Secretary and all other officers will remain in their current positions.

4. **Minutes.** Proposed minutes of the regular meeting of June 12, 2018, previously distributed to the Board, were presented for approval. Upon motion by Director Berry, seconded by

Director Smith, after full discussion and the question being put to the Board, the Board voted unanimously to approve the minutes of the regular meeting of June 12, 2018, as presented.

5. **Tax Collector's Report.** President Spitzmiller recognized Ms. Luevano, who presented and reviewed the Tax Collector's Report and the Delinquent Collections Listing as of June 30, 2018, a copy of which is attached hereto as *Exhibit C*. The report reflects that the District had collected 99.13% of its 2017 taxes as of June 30, 2018.

Upon motion by Director Jordan, seconded by Director Smith, after full discussion and the question being put to the Board, the Board voted unanimously to accept the Tax Collector's Report, and to authorize payment of check numbers 3341 through 3344 from the Tax Account in the amounts, to the persons and for the purposes listed in such Report.

6. **Bookkeeper's Report.** President Spitzmiller recognized Mr. Diaz, who presented and reviewed the Bookkeeper's Report for the period from June 13, 2018 to July 10, 2018, certain statements for payment, and the investment report for the period ending June 30, 2018, copies of which are attached hereto as *Exhibit D*.

Mr. Diaz presented check numbers 10721 through 10725 for utilities and other costs for the District for approval and payment upon receipt of invoices expected prior to the District's next meeting.

Upon motion by Director Jordan, seconded by Director Smith, after full discussion and the question being put to the Board, the Board voted unanimously to accept the Bookkeeper's Report, to approve the Investment Report, to authorize payment of check numbers 10721 through 10725 from the General Fund in the amounts, to the persons, and for the purposes listed in such Report.

7. **Engineer's Report.** No written engineer's report was presented. President Spitzmiller recognized Mr. Edwards, who reported on the status of the Bradford property for the proposed assisted living facility. He stated that he has reviewed the final drawings and is coordinating with Inframark for water service from Harris County Municipal Utility District No. 109 ("No. 109"). Mr. Edwards stated that the District will pay No. 109 for usage.

Director Berry reported on the inspection visit of Ground Storage Tank No. 3 with Director Smith. Discussion ensued regarding re-coating versus replacements, cost factors and what maintenance can be performed to maximize the useful life of the District's ground storage tanks. Mr. Edwards stated that he will provide a formal report next month on maintenance suggestions.

Upon motion by Director Berry, seconded by Director Jordan, after full discussion and the question being put to the Board, the Board voted unanimously to accept the Engineer's Report.

8. **Operations Report.** The President recognized Mr. Jenkins, who presented to and reviewed with the Board the Operations Report for June 2018, a copy of which is attached hereto as *Exhibit E*. He noted that 98.27% of the water pumped was billed for the period from May 21, 2018 to June 21, 2018.

He reviewed the Major Maintenance Summary for June 2018.

Mr. Jenkins reported there are 90 accounts on the delinquent list of which 23 were disconnected for non-payment. He requested the Board's authorization to send three accounts for collection and write-off one account.

Discussion ensued regarding FEMA's Flood Mitigation Assistance Grant Program relating to elevating generators four feet above the last flood line, which will place the generators above the fence line. Mr. Jenkins discussed costs and reimbursements from FEMA, including deductibles.

Upon motion by Director Jordan, seconded by Director Smith, after full discussion and the question being put to the Board, the Board voted unanimously to: (1) approve the Operations Report (2) to authorize termination of service to delinquent accounts in accordance with the District's Rate Order; (3) authorize sending three delinquent accounts for collection; and (4) authorize Inframark to write-off one delinquent account as uncollectible.

9. **Developer's Report, including request(s) for capacity commitment.** Mr. Stunja reported on offers for development of multi-family facilities, which were declines.

10. **Status report on District website.** President Spitzmiller reported that the District's web manager has experienced an emergency medical issue and is recovering..

11. **Report on AWBD Summer Conference.** No report was presented.

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD, the meeting was adjourned.

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The foregoing minutes were passed and approved by the Board of Directors on August 14, 2018.

  
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President, Board of Directors

ATTEST:

  
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Secretary, Board of Directors

