

MINUTES OF MEETING OF BOARD OF DIRECTORS
DECEMBER 14, 2021

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 Atascocita Waste Water Treatment Plant, 5003 Atascocita Road, Humble, TX 77346, at 10:00 a.m. on December 14, 2021, whereupon the roll was called of the members of the Board, to-wit:

Kent F. Spitzmiller, President
Jerry Berry, Vice President
Steve Robb, Secretary
Dan Czyz, Assistant Secretary
Ken Ebeling, Assistant Secretary

Persons Attending. All members of the Board were present. Also attending were Ms. Kelly Wilkinson of IDS Engineering Group ("IDS"), engineer for the District; Mr. Allen Jenkins of Inframark, operators for the District ("Inframark"); 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; Mr. Dimitri Millas and Ms. Jane Maher, of Norton Rose Fulbright US LLP ("NRF"), attorneys for the District; and Mr. Joe Stunja of Pinehurst Trail Holdings, LLC, developer for the District.

Call to Order. The meeting was called to order and, in accordance with notice posted pursuant to law. The following business was transacted:

1. **Public Comments.** There were no comments.
2. **Minutes.** Proposed minutes of the regular meeting of November 9, 2021, previously distributed to the Board, were presented for approval. Upon motion by Director Berry, seconded by Director Czyz, after full discussion and the question being put to the Board, the Board voted unanimously to approve the minutes of the regular meeting of November 9, 2021, as presented.
3. **Approve developer reimbursement audit.** Mr. Millas reviewed the Agreed-Upon Procedures to Engineering Costs Reimbursable to Pinehurst Trail Holdings, LLC from Proceeds of the District's Surplus Operating Funds (the "Reimbursement Audit"). He stated that per the Reimbursement Audit, the District agreed to reimburse the Developer in accordance with the terms and conditions of the Agreement to Reimburse for Engineering Studies between the District and Pinehurst Trail Holdings, LLC dated May 12, 2015 in the amount of \$66,280.23.

Upon motion by Director Berry, seconded by Director Czyz, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Reimbursement Audit, thereby authorizing the reimbursement of \$66,280.23 to Pinehurst Trail Holdings, LLC.

4. **Tax Collector's Report.** President Spitzmiller recognized Ms. Luevano, who presented to and reviewed with the Board the Tax Collector's Report and the Delinquent Collections Listing as of November 30, 2021. She stated that the District had collected 99.70% of its 2020 taxes as of November 30, 2021. She noted that the District's total expenses were \$7,078.57 and that the cash balance as of November 30, 2021 was \$183,732.42. She presented

six checks and a wire transfer totaling \$56,521.39 for the Board's approval.

Upon motion by Director Robb, seconded by Director Czyz, 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 5004 through 5009 from the Tax Account in the amounts, to the persons and for the purposes listed in such Report.

5. **Bookkeeper's Report.** President Spitzmiller recognized Mr. Diaz, who presented to and reviewed with the Board the Bookkeeper's Report for the period from November 10, 2021 to December 14, 2021, certain statements for payment, and the investment report for the period ending November 30, 2021. He stated that the current balance in the general fund is \$5,083,508.36 and that the balance in the debt service fund is \$242,772.88.

Mr. Diaz presented check numbers 1038 through 1078 for utilities and other costs for the District for approval and payment upon receipt of invoices expected prior to the District's next meeting. He noted that the general fund disbursements for the month were \$260,739.96 and that there were no debt service disbursements for the month.

Mr. Diaz reviewed the schedule of investments. He stated that the total investments of all the District's funds are \$4,568,974.49. He discussed the Certificates of Deposit ("CDs") with the Board and stated that there are two CDs that will not be renewed by the bank. Discussion ensued. It was the consensus of the Board to transfer the funds from those CDs to Texas Class and TexPool.

Mr. Diaz reviewed the District's annual energy billings.

Mr. Diaz reviewed the Profit & Loss Budget Performance for the general fund. He also reviewed the operating budget.

Upon motion by Director Berry, seconded by Director Czyz, 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, and to authorize payment of check numbers 1038 through 1078, from the General Fund in the amounts, to the persons, and for the purposes listed in such Report as requested herein.

6. **Engineer's Report.** President Spitzmiller recognized Ms. Wilkinson, who presented to and reviewed with the Board the Engineer's Report.

Ms. Wilkinson reported on the Ground Storage Tank No. 3 ("GST No. 3") replacement at the Water Plant. She stated that the contractor, CFG Industries, is approximately 50% complete with the existing concrete ring wall demolition and expects to be finished in the next two weeks. She noted that once the ring wall demolition is complete, Tolunay Engineering Group will take the required soil borings and provide IDS a geotechnical report with their findings. She noted that due to rutting and site conditions, IDS proposed that the contractor stockpile some of the sand from within the concrete ring wall, so that they can fill in large ruts and so the site is more manageable during construction and for the District's lawn maintenance contractor. She stated that IDS will also plan to look at the overall site drainage and see if there might be a drainage solution that could help with site conditions in the future.

Ms. Wilkinson stated that IDS has completed the Emergency Response Plan for the America's Water Infrastructure Act of 2018 and will be submitting the Certification Statement to the Environmental Protection Agency by the December 31, 2021 deadline.

Ms. Wilkinson reported on the water and wastewater capacity requests. She stated that on October 25, 2021, IDS received site civil development plans for a multi-family development called High Street Residential located on W. Lake Houston Parkway and Upper Lake Dr. She stated that McLennan received the \$3,000.00 Plan Review Deposit and IDS has completed review of the initial civil plans. She reviewed IDS' comments and stated that the plans currently have a combination meter for fire and domestic. Discussion ensued. It was the consensus of the Board to have two separate meters for fire and domestic. She also stated that the plans currently have a RPZ backflow preventer. Discussion ensued. She stated that she would inform High Street Residential that a Double Check Detector be installed instead. She noted that IDS will issue a Plan Review Letter after the Board meeting with the discussed revisions.

Ms. Wilkinson reported on the Texas Department of Transportation ("TxDOT") FM 1960 Road Widening project. She stated Harris County Municipal Utility District No. 132 ("No. 132") will be seeking reimbursement later this year for the jointly owned sanitary sewer force main relocation that is necessary to facilitate the widening of FM 1960. She noted that the District's pro rata share is \$28,855.00.

Ms. Wilkinson discussed the Tachus Fiberoptic Internet installation and stated that Tachus plans to break ground in February for the internet installation within Atascocita.

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

7. **Operations Report.** President Spitzmiller recognized Mr. Jenkins, who presented to and reviewed with the Board the Operations Report for November 2021.

Mr. Jenkins stated that 102.07% of the water pumped was billed for the period from October 23, 2021 to November 18, 2021.

Mr. Jenkins reviewed the Major Maintenance Summary for November 2021. He reported that Inframark repaired three water leaks in the District, repaired one fire hydrant on West Lake Houston, replaced the started for booster pump no. 1, replaced lift pump no. 2 check valve at Lift Station No. 4, replaced the ARV at Lift Station No. 4, and installed the backup float system at Lift Station No. 1.

Mr. Jenkins reported that the well motor at the offsite well went down the prior week. He noted that the motor was pulled and Inframark installed a rental. He stated that soft start will need to be replaced and that he provide more information at the next meeting.

Mr. Jenkins reviewed the billing summary, water production and quality report, water accountability report and customer call log.

Mr. Jenkins stated that he is coordinating with President Spitzmiller regarding the termination process.

Upon motion by Director Berry, seconded by Director Robb, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Operations Report.

8. **Developer's Report.** There was no report.

9. **Status report on District website** There were no further reports.

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

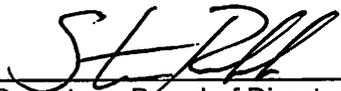
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The foregoing minutes were passed and approved by the Board of Directors on January 11, 2022.



President, Board of Directors

ATTEST:



Secretary, Board of Directors

