

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 286

Minutes of Board of Directors Meeting
June 5, 2023

ACTIONS TAKEN

1. The Board approved the minutes of the May 1, 2023, meeting.
2. The Board approved the Tax Assessor-Collector's Report as presented by Utility Tax Service L.L.C., including the checks presented for payment.
3. The Board authorized the Delinquent Tax Collections Attorney to pursue the collection of delinquent taxes for 2022 and prior years.
4. The Board approved the Operations and Maintenance Report presented by EDP.
5. The Board authorized Eby to solicit bids for the exposed water line in Faulkey Gulley.
6. The Board approved the Engineering Report presented by Eby Engineers, Inc.
7. The Board approved the Bookkeeper's Report as presented by Claudia Redden & Associates, L.L.C., including the checks presented for payment, and authorized the investment of funds in Certificates of Deposit and Treasury Bills.
8. The Board authorized the completion, execution and filing of the Voting System Annual Filing Form.
9. The Board approved the request from Lakewood Crossing Section One Homeowners Association to install an irrigation system on the Jones Road esplanade, and approved the proposal from Yellowstone Landscape in the amount of \$18,000 to \$22,000 relative to same.

The Board of Harris County Municipal Utility District No. 286 ("District") met in regular session at 13850 Cutten Road, Houston, Harris County, Texas 77069 on June 5, 2023, in accordance with the duly posted notice of meeting, and the roll was called of the officers and members of said Board of Directors, as follows:

David Geaslen, President
Michael Rhodes, Vice President
Steve Garner, Secretary
Rosalind Theriot, Assistant Secretary
Becky Campbell, Assistant Secretary

All of said persons were present, except Director Campbell, therefore constituting a quorum.

Also present were Claudia Redden of Claudia Redden & Associates L.L.C.; Dennis Eby of Eby Engineers, Inc. ("Eby"); Robert Cardenas of Environmental Development Partners, L.L.C. ("EDP"); Roshell Arterburn of Utility Tax Service, L.L.C. ("UTS"); Sergeant Crowley and Deputy Kromah of Harris County Constable's Office Precinct Four ("HCCO"); and Kara Richardson of Marks Richardson PC ("MRPC").

The President called the meeting to order.

APPROVAL OF MINUTES

As the first order of business, the Board considered approval of the minutes of the Board of Directors meeting held on May 1, 2023. After discussion, Director Garner made a motion to approve the minutes of the May 1, 2023, Board of Directors meeting, as presented. Director Rhodes seconded the motion, which carried unanimously.

SECURITY PATROL REPORT BY THE CONSTABLE'S OFFICE

The Board next considered the Security Patrol Report, a copy of which is attached hereto as (**Exhibit A**), and the status of security monitoring services within the District. Deputy Kromah introduced himself to the Board and stated that he would be the new contract patrol officer for the District. He then reviewed the report and discussed the activity within the past month. Director Geaslen asked that the deputies drive by the District water and sewer plant facilities on occasion. Director Garner asked about an incident that happened on Lakewood Crossing Boulevard yesterday. Director Theriot stated that there were three (3) patrol cars at the house in question. Sergeant Crowley stated that the incident was a domestic dispute.

Ms. Richardson then reviewed correspondence from HCCO (**Exhibit B**) advising of a fiscal year 2024 rate increase to be effective October 1, 2023.

The Board noted that there was nothing new to report regarding security monitoring services.

Sergeant Crowley and Deputy Kromah exited the meeting at this time.

COMMENTS FROM THE PUBLIC

The Board deferred comments from the public, as no members of the public were present.

TAX ASSESSOR-COLLECTOR REPORT

The Board next considered the Tax Assessor-Collector Report. Ms. Arterburn presented the attached Tax Assessor-Collector Report (**Exhibit C**) dated May 31, 2023. The Board reviewed the total receivables, the cash balance, disbursements, and checks as reflected in the report. After discussion of the report, Director Garner made a motion to approve the Tax Assessor-Collector Report as presented and to approve the checks identified in the report for payment. Director Rhodes seconded the motion, which carried unanimously.

Ms. Richardson next presented the attached list of delinquent accounts, dated June 5, 2022, as prepared by the District's delinquent tax attorney, Perdue, Brandon, Fielder, Collins & Mott, L.L.P. ("Perdue") (**Exhibit D**).

COLLECTION OF DELINQUENT TAXES

The Board next considered authorizing Perdue to pursue the collection of delinquent taxes for 2022 and prior years, including the filing of lawsuits. After discussion, Director Theriot made a motion to authorize Perdue to proceed with the collection of the District's 2022 and prior years' delinquent tax accounts, as set out above. Director Rhodes seconded the motion, which carried unanimously.

The Board then discussed the remaining amounts to be paid by the Federal Emergency Management Agency totaling approximately \$150,000. Mr. Cardenas stated that EDP is providing FEMA with additional information to support the additional amounts owed to the District.

OPERATIONS REPORT

The Board next considered the Operations and Maintenance Report (**Exhibit E**). Mr. Cardenas reported that the repairs to blower no. 1 at the WWTP have been completed and the blower was re-installed.

Mr. Cardenas reported that the water main valve repairs are still in progress and that he anticipates the cost to total approximately \$36,500.

Mr. Cardenas reported that the fire hydrant repairs are in progress.

Mr. Cardenas reported that the manhole survey repairs are now complete.

Mr. Cardenas reported on the status of the installation of a new valve relative to the exposed water line under Faulkey Gulley. He stated that a location for the installation has been selected and the valve was installed.

After discussion, Director Garner made a motion to approve the Operations and Maintenance Report, as presented. Director Theriot seconded the motion, which carried unanimously.

ENGINEERING REPORT

The Board next considered the Engineering Report (**Exhibit F**).

Mr. Eby next reported on the status of the exposed water line in Faulkey Gulley. He stated that Eby submitted plans to Harris County for review. He recommended that if there is nothing significant noted he would like to solicit bids for the project after receipt of approval from the County. After discussion, Director Rhodes made a motion to authorize Eby to solicit bids for the exposed water line in Faulkey Gulley project. Director Garner seconded the motion, which unanimously carried.

Mr. Eby next reported on the status of the sanitary sewer televising. He presented a map of the proposed sanitary sewer rehabilitation phase 1 and reviewed same with the Board. Mr. Eby stated that eight (8) point repairs were found on the main trunk line. He stated that there may be additional repairs needed but he does not have all of the information yet from phase 1. Mr. Eby stated that he recommends waiting until next month to solicit bids for the repairs when all results have been received.

Mr. Eby next reported on the status of repairs to the park equipment and replacement of the spring rider by Playground Solutions. He stated that the playground equipment should be shipped within the next week or two, but the larger tables and benches will likely be shipped in September.

Mr. Eby reported that he is working with the new owner of the CCI buildings 8 and 9 on the segregation of utilities to serve each building separately. He presented an overall layout which reflects how the utilities will be separated for each building and reviewed same with the Board.

Director Theriot asked Mr. Eby if he spoke with Brian Gardens about possibly planting shrubs around the concrete wall in the District. Mr. Eby stated that he did not discuss the issue with Brian Gardens but did speak with Brian Gardens about the trail maintenance. He stated that Brian Gardens admitted that they did not realize trail maintenance was part of the contract and assumed it was Harris County's responsibility. Mr. Eby stated that Brian Gardens is now maintaining the trail per the contract.

After discussion, Director Theriot made a motion to approve the Engineering Report. Director Rhodes seconded the motion, which carried unanimously.

BOOKKEEPING REPORT

The Board next considered the Bookkeeper's Report. Ms. Redden reviewed the Bookkeeping Report (**Exhibit G**), including the checks presented for payment. She stated that she is finalizing the purchase of Treasury Bills with the Bank of Texas and noted that rates for Treasury Bills for a one (1) year term are 5.09% which is the same as TexPool. She stated that the rates for Treasury Bills for a six (6) month term are 5.32%. Ms. Redden stated that she will transfer \$200,000 out of TexPool to purchase the Treasury Bills. Director Geaslen suggested transferring out of TexasClass since the District has more money in that account. Ms. Redden also noted that she purchased a Certificate of Deposit at Stellar Bank. After discussion, Director Garner made a motion to approve the Bookkeeper's Report, including the checks presented for payment and authorized the investments as discussed above. Director Rhodes seconded the motion, which carried unanimously.

VOTING SYSTEM ANNUAL FILING FORM

Ms. Richardson next discussed a Voting System Annual Filing Form ("Form") from the Secretary of State's Office. She advised that pursuant to Section 123.061 of the Texas Election Code, each political subdivision in the State of Texas is required to complete and file the Form with the Secretary of State's Office. After discussion, Director Theriot made a motion to approve the Form and authorize MRPC to file same with the Secretary of State's Office. Director Rhodes seconded the motion, which carried unanimously.

REQUEST FROM LAKEWOOD CROSSING SECTION ONE HOMEOWNERS' ASSOCIATION

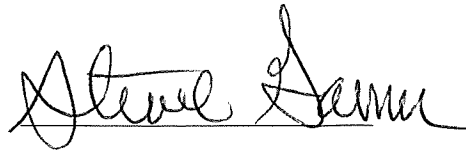
The Board next considered a request from Lakewood Crossing Section One Homeowners Association ("LC 1 HOA") relative to irrigation for medians. Director Theriot presented correspondence from the LC 1 HOA (**Exhibit H**) requesting the installation of an irrigation system on the Jones Road esplanades between the Faulkey Gulley and Cypress Creek bridges. She stated that four (4) bids were obtained with the lowest bid from Yellowstone Landscape in the amount of \$18,000 to \$22,000 dependent on boring. After discussion, Director Rhodes made a motion to approve the request to install an irrigation system on the Jones Road esplanade, and to approve the proposal from Yellowstone Landscape in the amount of \$18,000 to \$22,000. Director Garner seconded the motion, with Directors Rhodes, Garner and Geaslen voting in favor, and Director Theriot abstaining.

ITEMS FOR FUTURE AGENDAS

The Board next considered matters for possible placement on future agendas. The Board discussed the date of the July meeting and concurred to move the July meeting date to July 10, 2023.

ADJOURNMENT OF BOARD MEETING

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

A handwritten signature in black ink, appearing to read "Steve Lerner". The signature is written in a cursive style with a horizontal line underneath the text.

Secretary, Board of Directors

LIST OF EXHIBITS

June 5, 2023

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| Exhibit A | Patrol Report |
| Exhibit B | Correspondence from HCCO |
| Exhibit C | Tax Assessor Collector's Report |
| Exhibit D | Delinquent Tax Report |
| Exhibit E | Operator's Report |
| Exhibit F | Engineering Report |
| Exhibit G | Bookkeeping Report |
| Exhibit H | Correspondence from LC HOA and Proposal from Yellowstone Landscape |