

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 61
Minutes of Meeting of Board of Directors
October 22, 2024

The Board of Directors of Harris County Municipal Utility District No. 61 met at 1825 N. Mason Road, Katy, Harris County, Texas 77449 on October 22, 2024, in accordance with the duly posted notice of meeting, and the roll was called of the duly constituted officers and members of said Board of Directors, as follows:

Wheeler BeMent, President
Billy Lowery, Vice-President
W.R. Lusby, Secretary
Floyd J. Ball, Assistant Secretary
William Evans, Director

And all of said persons were present, thus constituting a quorum.

Also present were Jonathan Liu and Anna Hunter of A&S Engineers, Inc. (“A&S”); Claudia Garza of Municipal Operations & Consulting, Inc. (“MOC”); Vanessa Hernandez of Myrtle Cruz, Inc.; Stephanie Dorrough of Wheeler & Associates, Inc.; Christine Croftwell of Masterson Advisors, LLC (“Masterson”); Richard Martin of First Environment Erosion Controls (“FEEC”); and Jacquelyn Goodwin of Marks Richardson PC (“MRPC”).

The President called the meeting to order.

As the first order of business, the Board considered comments from members of the public. No one present signed up to address the Board.

The Board next considered approval of the minutes of the Board of Directors meeting held on September 24, 2024. After discussion, Director Ball made a motion to approve the minutes of the meeting held on September 24, 2024, as presented. Director Lowery seconded the motion, which passed, with Director BeMent abstaining.

The Board next considered a report relative to security patrol services provided by the Harris County Sheriff’s Office. Director Lowery reported on activity in the District for the month of September. He stated that the day and night shift deputies are performing well and conducting a high volume of traffic stops. Director Lowery stated that the day shift deputy is taking a leave of absence, but a replacement has already been found. He stated that HCSO is still working on the replacement for the night shift deputy. Director Ball then discussed a report of a homeless person sleeping at the park. Director Lowery stated that the evening shift and day shift deputies will be coordinating to determine who will be preparing and distributing the security reports moving forward.

The Board next conducted a public hearing relative to the District’s proposed 2024 debt service tax rate and maintenance tax rate. Ms. Dorrough reported that Wheeler had published the tax rate publication in accordance with state law requirements and provided the publication affidavit to the Board. The President announced the hearing open and invited members of the public to address the Board on the proposed 2024 debt service tax rate and maintenance tax rate.

Seeing no persons interested in addressing the Board, the President then announced the hearing closed.

The Board next considered the adoption and levy of the District's 2024 proposed debt service and maintenance tax rate. Ms. Crotwell reviewed the attached revised 2024 Debt Service Tax Rate Recommendation, which included the financial advisor's recommendation that the District levy a 2024 total combined tax rate of \$0.44, consisting of \$0.29 debt service tax and \$0.15 maintenance tax. After discussion, Director Ball made a motion to levy a 2024 debt service tax rate of \$0.29 per \$100 of valuation and a 2024 maintenance tax rate of \$0.15 per \$100 of valuation for a total tax rate of \$0.44 per \$100 valuation, and to adopt the attached Order Levying Taxes. Director Lowery seconded the motion, which unanimously carried.

Ms. Goodwin next reviewed with the Board a Fifth Amendment to the Sixth Amended and Restated District Information Form (the "Form") in connection with the levy of the 2024 tax rate. After discussion, Director Evans made a motion to approve the Form and to authorize the Board members present to execute same. Director Lowery seconded the motion, which unanimously carried.

The Board next considered a report from FEEC relative to mowing and detention pond maintenance within the District. Mr. Martin presented the attached report and reviewed same with the Board. He also presented the attached proposal in the amount of \$1,642.20 for an additional trash receptacle at Colonial Park. After discussion, Director BeMent made a motion to approve the proposal from FEEC in the amount of \$1,642.20 for the additional trash receptacle at Colonial Park. Director Evans seconded the motion, which unanimously carried.

The Board next deferred a discussion of the District's parks as same was previously discussed in the meeting.

The Board next considered the status of surface water issues and the West Harris County Regional Water Authority ("WHCRWA"). Director Evans stated that he had nothing new to report.

The Board next considered the financial and investment reports and invoices presented for payment. Ms. Hernandez reviewed the attached bookkeeping reports, investment inventory reports and bills for payment with the Board. After review and discussion, Director Ball made a motion to approve the reports and authorize the disbursements identified therein. Director Evans seconded the motion, which unanimously carried.

The Board next considered adoption of an operating budget for the fiscal year ending October 31, 2025. Ms. Hernandez reviewed the attached draft budget with the Board. After discussion, Director Ball made a motion to approve the operating budget for the fiscal year ending October 31, 2025, as presented. Director Evans seconded the motion, which unanimously carried.

The Board next considered the status of collection of taxes. Ms. Dorrough reviewed the attached tax assessor's report and the delinquent tax roll for the month of September. She noted that 99.82% of the District's 2023 taxes had been collected through September 30, 2024. After review and discussion of the reports, Director BeMent made a motion to approve the reports and

authorize the disbursements identified therein. Director Lowery seconded the motion, which unanimously carried.

There was next a discussion regarding the status of the District's delinquent tax accounts. The Board reviewed the attached Delinquent Collections Listing as of September 30, 2024. The Board next reviewed the attached report dated October 22, 2024, which had been prepared by the District's delinquent tax attorney, Perdue, Brandon, Fielder, Collins & Mott, L.L.P.

The Board next considered authorizing the design, advertisement for bids and/or award of construction contracts, status of construction contracts previously awarded and acceptance of sites and easements.

The Board next considered authorizing the preparation of plans for construction of Water Plant No. 2. Mr. Liu stated that A&S is waiting on the land acquisition to proceed with design plans.

The Board next deferred the status of construction contracts as the District does not have any current construction projects.

The Board next considered the acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District. No one present had anything new to report.

The Board next considered the status of storm water quality permits. Mr. Liu stated that the storm water quality permit for the Mason Ranch Detention Pond was renewed and will expire in September 2025. He stated that the other storm water quality permits are all up to date.

The Board next discussed the WHCRWA water line easement acquisition. Mr. Liu reported that A&S is coordinating with the WHCRWA on the surface water line.

The Board next considered the status of the proposed Dhanani/Burger Bodega tract. Mr. Liu stated that A&S informed the applicant of the annexation requirements and provided the utility plan exhibit and now awaits plans for review.

Mr. Liu reported on the status of the request for expansion from Skybox. He stated that A&S investigated water and wastewater capacity for the expansion due to requesting additional capacity. Mr. Liu stated that wastewater capacity needs to be upgraded at the Franz Road lift station and the gravity lines need an upgrade as well. Mr. Liu noted that Skybox would be responsible for the costs of approximately \$500,000 for the upgrades. The Board requested that A&S move forward with preparation for the expansion.

Mr. Liu reported that A&S received a request for water service at 22302 Franz Road for a single-family home and has not yet received a response regarding same.

The Board next considered the status of the Colonial Park pond fountains. Mr. Liu stated that Lake Management Services ("LMS") completed scheduled maintenance on October 14, 2024 and inspected fountains, lights and timers. He stated that the east fountain was found to be irreparably damaged due to the fishing line and debris wrapped around the motor shaft. Mr. Liu

presented a quote in the amount of \$5,705.08 for a new power unit with a 2-year warranty. After discussion, Director BeMent made a motion to approve the quote from LMS in the amount of \$5,705.08 for a new power unit. Director Lowery seconded the motion, which unanimously carried.

The Board next considered the issuance of utility commitments, including the request for utilities to serve the Golbow tract. Mr. Liu stated that he had nothing new to report.

The Board next deferred review and approval of a Service Maintenance Agreement with Lake Management Services, L.P. until next month's meeting.

The Board next considered a report on the District's water, sanitary sewer, and storm sewer systems for the month of September. Ms. Garza reported that the District accounted for 94% of the water pumped during the month of September and that MOC operated the District's facilities in compliance with their respective permits.

Ms. Garza presented operation jobs completed over the past month and reviewed same with the Board.

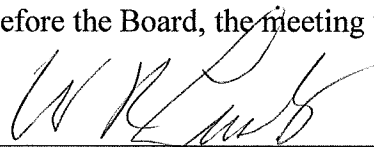
The Board next considered the report on the regional sewage treatment plant, including compliance with the wastewater discharge permit. Ms. Garza stated that MOC operated the facilities in compliance with the plant permit, and the plant operated at 55% of capacity for the month of September.

The Board next entered into Executive Session at 6:33 p.m. to discuss real property matters pursuant to §551.072, Texas Government Code. The Board returned from executive session at 6:52 p.m.

The Board next considered taking action regarding matters related to real property matters pursuant to §551.072, Texas Government Code or pending or contemplated litigation or a settlement offer pursuant to §551.071, Texas Government Code. After discussion, Director BeMent made a motion to agree to install a ten-foot (10') high precast concrete fence and two (2) twenty-four foot (24') double swing gate with privacy panel upon completion of construction of the new water plant. Director Lusby seconded the motion, which unanimously carried.

The Board next considered matters for possible placement on future agendas.

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



Secretary, Board of Directors

ATTACHMENTS TO MINUTES OF BOARD OF DIRECTORS
October 22, 2024

1. Tax Rate Recommendation
2. Order Levying Taxes
3. FEEC Report
4. Bookkeeper's Report
5. Tax Assessor-Collector's Report
6. Delinquent Tax Report
7. Engineer's Report with related correspondence
8. Operations Report and related correspondence
9. Quote from Fencecrete America, Inc.