

MINUTES OF MEETING OF BOARD OF DIRECTORS
April 8, 2021

THE STATE OF TEXAS
COUNTY OF HARRIS
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 136

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 136 (the "District") convened in regular session on April 8, 2021, at 6:00 p.m. via teleconference and videoconference pursuant to Section 551.125, Texas Gov't Code as modified by the temporary suspension of certain provisions thereof pursuant to guidelines issued by the Texas Attorney General and approved by the Governor for use during the COVID-19 statewide disaster. A roll call was taken of the persons present:

Neil Polansky, President
Barry Greer, Vice President
Brent Phelps, Assistant Vice President
Adam Rodriguez, Secretary
Eric Worthington, Assistant Secretary

Persons Attending. All members of the Board were present. Also attending all or parts of the meeting were Mr. Robert Atkinson; Mr. Jonathan Hopko, and Mr. Glenn Summers, residents of the District; Ms. Fran Matuska of F. Matuska, Inc., bookkeeper for the District; Ms. Patty Rodriguez of Bob Leared Interests ("BLI"), tax assessor and collector for the District; Mr. Bob Wempe of Pape-Dawson Engineers ("Pape-Dawson"), engineer for the District; Mr. Keith Arrant of Municipal Operations & Consulting, Inc. ("MOC"), operator for the District; and Mr. Dimitri Millas and Ms. Jane Maher of Norton Rose Fulbright US LLP ("NRF"), attorneys for the District.

Pursuant to Section 551.054, Texas Gov't Code, as modified by the temporary suspension of certain provisions thereof, notice of the meeting was posted on the District's website within the time limits prescribed by law. The agenda packet was posted on the website as items became available. Certificates of such posting are attached hereto as Exhibit "A."

Call to Order. The President called the meeting to order. He noted that the meeting was being held by teleconference in accordance with federal, state and county directives to slow the spread of COVID-19 by avoiding meetings that bring people together. He said the notice of the meeting included a toll-free dial-in number for members of the public to call so they can hear the meeting and address the Board. He noted that the meeting was being recorded and a recording would be available upon public request. The President then set out guidelines for the conduct of the meeting. He asked each speaker to identify themselves before speaking. He then proceeded with the meeting business:

1. **Public comments.** The President opened the meeting for public comments. Mr. Summers stated that he sent an email to the Board regarding his concerns with the Deerfield Village Community Association's ("DVCA") perimeter fence.

2. **Minutes.** Proposed minutes of the meeting of March 11, 2021, previously distributed to the Board, were considered for review and approval. Upon motion by Director Greer, seconded by Director Rodriguez, after full discussion and the question being put to the Board, the Board voted unanimously to approve the minutes of the meeting of March 11, 2021, as presented.

Proposed minutes of the meeting of March 22, 2021, previously distributed to the Board, were considered for review and approval. Upon motion by Director Greer, seconded by Director Rodriguez, after full discussion and the question being put to the Board, the Board voted unanimously to approve the minutes of the meeting of March 22, 2021, as presented.

3. **Review Bookkeeper's Report, investment report and authorize payment of bills.** The President recognized Ms. Matuska, who presented the Bookkeeper's Report, a copy of which is attached hereto as Exhibit "B."

Upon motion by Director Rodriguez, seconded by Director Phelps, after full discussion and the question being put to the Board, the Board voted unanimously to accept the Bookkeeper's Report, and to authorize payment of check nos. 10381 through 10406 from the General Operating Fund in the amounts, to the persons, and for the purposes listed in the Bookkeeper's Report.

4. **Review Tax Assessor and Collectors Report and authorize payment of bills.** The President recognized Ms. Rodriguez, who presented to and reviewed with the Board the Tax Assessor and Collector's Report and Delinquent Roll, copies of which are attached hereto as Exhibit "C." Mr. Millas joined the meeting at this time.

Upon motion by Director Phelps, seconded by Director Worthington, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Tax Assessor and Collector's Report, and to authorize payment of check nos. 1305 and 1306 from the Tax Account in the amount, to the person, for the purposes listed in such report.

5. **Consider options and review agreement for participating in Deerfield Village Community Association perimeter fence replacement project and take appropriate action.** The President provided an update on the DVCA perimeter fence project. He stated that a draft agreement for the District to donate funds to the perimeter fence project was provided to the DVCA's legal counsel, and that comments have been provided to NRF. Mr. Summers discussed his concerns with the project. Discussion ensued.

Mr. Millas reviewed provisions of the draft Agreement for Donation to DVCA Perimeter Fence Replacement Project (the "Agreement"), a copy of which is attached hereto as Exhibit "D." Discussion ensued. It was the consensus of the Board to have NRF continue to negotiate terms of the Agreement with the DVCA legal counsel, and once a final version is agreed upon, present the Agreement to the Board for a vote.

6. **Review Engineer's Report, Jackrabbit Road Public Utility District ("Jackrabbit") matters, Pine Forest Country Club matters, Asset Management Plan, and take appropriate action.** The President recognized Mr. Wempe, who reported on the status of the Water Plant Electrical Improvements. He stated that the contractor is still working on a few punch list items. Director Phelps and Greer stated that they can participate in a subcommittee to review the contract, documents and speak with Mr. Wempe, Mr. Arrant, and the contractor to provide recommendations to the Board to make sure future projects aren't delayed.

7. **Discuss Jackrabbit Public Utility District matters and take appropriate action.** Director Worthington stated that the Jackrabbit Public Utility District has not had their meeting yet.

8. **Review Operations Report, authorize repairs, and authorize termination of services to delinquent accounts.** The President recognized Mr. Arrant, who reviewed with the Board the Operations Report, a copy of which is attached hereto as Exhibit "E."

Mr. Arrant reported on various maintenance items in the District.

Mr. Arrant reviewed the delinquent list with the Board. He stated that MOC is continuing to suspend service disconnections and waive new late payment fees until April 30, 2021, due to Winter Storm Uri and the Board's previous decision to follow the Harris County Judge's request that municipal utility districts suspend service disconnections and waive new late payment charges at least through April 30, 2021.

Mr. Arrant discussed the request for additional lighting at the Water Plant. He stated that the lighting would be installed on the West side of the building and setting a pole on the West side of the driveway would cost \$9,000. He stated that he will send specifications to the Board for review.

Mr. Arrant reported on the sinkhole at the patio homes. He noted that MOC has conducted an initial inspection and there seems to be no structural issues with the infrastructure. He stated that he will send the Directors information regarding the sinkhole. Director Greer stated he would like to meet Mr. Arrant to inspect the sinkhole.

Upon motion by Director Greer, seconded by Director Rodriguez, after full discussion and the question being put to the Board, the Board voted unanimously to accept the Operations Report, to continue to notify delinquent accounts of delinquency, and to continue to suspend service disconnections and waive new late payment fees until April 30, 2021.

9. **Report on WHCRWA monthly meeting, and related service and construction issues.** The President stated that the West Harris County Regional Water Authority ("WHCRWA") meeting is next week.

10. **Discuss WHCRWA plan to install 84" water line through the District, and a planned community meeting with the DVCA and WHCRWA regarding the project.** The President stated that the District is coordinating with the DVCA to hold a town hall meeting regarding the project.

11. **Discuss District website.** Director Rodriguez provided an update on the District website. He stated that he will update the website with the recent meeting recordings.

12. **Discuss text message notification system and take any necessary action.** The President recognized Director Rodriguez, who reported on the options for emergency text messaging notification systems. He stated that if the Board wants only text alerts, then mobile-text-alerts.com would be the best option. He stated that with mobile-text-alerts.com, it is \$24 a month billed annually for 1,000 text messages, with additional messages costing three cents apiece, or \$34 for month-to-month. He noted that there is a 14 day free trial if the Board is interested in testing the service. He stated that he will provide NRF with the information to see if the District will need a contract.

Upon motion by Director Phelps, seconded by Director Greer, after full discussion and the question being put to the Board, the Board voted unanimously to approve starting the 14 day free trial with mobile-text-alerts.com, to pay for one month of service if necessary, and to evaluate the trial period at the next meeting.

13. **Review Article for DVCA Newsletter.** Director Greer stated that he will prepare the article for the DVCA Newsletter.

14. **Review agenda items for next meeting (May 13, 2021) and such other matters as may properly come before the board.** There were no further reports.

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

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The above and foregoing minutes were passed and approved by the Board of Directors on May 13, 2021.

President, Board of Directors

ATTEST:

Secretary, Board of Directors

(DISTRICT SEAL)