

MINUTES OF MEETING OF THE
BOARD OF DIRECTORS

March 22, 2016

THE STATE OF TEXAS

COUNTY OF HARRIS

NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY
DISTRICT NO. 28

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The Board of Directors (the "Board") of Northwest Harris County Municipal Utility District No. 28 (the "District") met in regular session, open to the public, at 3327 La Mer Lane, Spring, Texas, the March 22, 2016, whereupon, the roll was called of the members of the Board of Directors, to-wit:

Richard Doll	-	President
Troy Zuckero	-	Vice President/Treasurer
Denean Bennett	-	Secretary
Anne Headley	-	Assistant Secretary
Patrick Donais	-	Assistant Secretary

All members of the Board of Directors were present thus constituting a quorum.

Also present at the meeting were Vicki Busboom, the District's Bookkeeper; Vickey Sullivan with Equi-Tax, Inc., the District's Tax Assessor/Collector ("TAC"); Robb Clark with Hays Utility South Corporation, the District's Operator ("Operator"); Mark Adam with Bleyl & Associates, the engineers for the District; Deputy Coulter of Harris County Precinct 4 Constables Office; and Timothy Green, attorney, and Elizabeth Van Doren, legal assistant, of Coats|Rose P.C., legal counsel for the District.

WHEREUPON, the meeting was called to order at 4:30 p.m. The posted notice of the meeting is attached hereto as Exhibit "A".

HEAR FROM THE PUBLIC

No member of the public was present.

APPROVAL OF MINUTES

The Board considered approving the minutes from the meetings held February 8 and February 23, 2016, which were previously distributed to the Board. Based on a motion made by Director Headley, seconded by Director Bennett, the Board voted unanimously to approve the minutes from the meetings held on February 8 and February 23, 2016.

CONSTABLE'S REPORT

The Board recognized Deputy Coulter who reviewed a police report for the District.

Receive update on status of security cameras.

Director Donais updated the Board on the status of the security cameras. He noted that Onsite Protection stated that if the cameras cannot be adjusted to the District's satisfaction, they will be replaced. Director Donais will continue to work with Onsite Protection to resolve the District's concerns.

TAX ASSESSOR'S REPORT

Ms. Sullivan reviewed and discussed the TAC report, a copy of which is attached hereto as Exhibit "B". She reported that 97.3% of 2015 taxes have been collected.

Following a discussion regarding the TAC's report, and based on a motion made by Director Zuckero, seconded by Director Headley, the Board voted unanimously to accept the tax assessor/collector's report, as presented and approve payment of the remaining checks listed in the report.

Consider Tax Exemptions for 2016

The Board next considered authorizing tax-exemptions for 2015. After further discussion, and based upon a motion by Director Headley, seconded by Director Zuckero, the Board voted unanimously to adopt the Resolution Concerning 2015 Tax Exemptions allowing an exemption from ad valorem taxation by the District of \$25,000 of the appraised value of resident homestead of individuals who are disabled or are sixty-five years of age or older, as authorized by Section 11.13 of the Property Tax Code, as amended, attached hereto as Exhibit "C".

Consider approving resolution Authorizing 20% penalty on 2015 delinquent taxes

The Board reviewed the District's authority to adopt a 20% penalty to delinquent tax accounts. The Board noted that the District is authorized as a taxing authority to engage a delinquent tax attorney to collect delinquent taxes on behalf of the District. The delinquent accounts become subject to collection by the delinquent tax attorney as of April 1 for personal property and July 1 for realty. The TAC will begin applying the 20% penalty for 2015 delinquent taxes on said dates. It was further noted that the 20% penalty is applied to delinquent accounts to offset the expenses incurred by the District for delinquent tax collection. After further discussion, and based upon a motion by Director Headley, seconded by Director Zuckero, the Board voted unanimously approve Resolution Authorizing 20% Penalty on 2015 Delinquent Taxes. A copy of which is attached hereto as Exhibit "D".

BOOKKEEPER'S REPORT/AUTHORIZE PAYMENT OF DISTRICT'S BILLS

Ms. Busboom presented the Bookkeeper's report for the period ending February 23, 2016 and checks were presented for approval. A copy of the Bookkeeper's report is attached hereto as Exhibit "E".

Following discussion of the Bookkeeper's report, upon a motion by Director Headley, second by Director Zuckero, the Board voted unanimously to approve the Bookkeeper's report and approve payment of the checks listed therein.

RECEIVE OPERATOR'S REPORT

The Board recognized Mr. Clark who presented the Operator's report for March. Mr. Clark updated the Board on operation matters in the District, including delinquent accounts. A copy of the Operator's report is attached hereto as Exhibit "F".

After further discussion and based upon a motion by Director Headley, seconded by Director Zuckero, the Board voted unanimously to approve the Operator's Report.

Consider approving proposal for \$1500 to power wash outside of meeting house, replace rotten wood and paint,

Next, the Board discussed approving proposal for \$1500 to power wash outside of meeting house, replace rotten wood and paint. After further discussion and based upon a motion by Director Bennett, seconded by Director Zuckero, the Board voted unanimously to approve proposal for \$1500 to power wash outside of meeting house, replace rotten wood and paint.

RECEIVE ENGINEER'S REPORT

The Board recognized Mr. Adam who presented the Engineer's report. Mr. Adam stated he had received a letter from Jones|Carter, the engineer for Klein ISD, requesting capacity for water and sanitary sewer services for an additional 15.019 acre

tract, a copy of which is attached hereto as Exhibit "G". After further discussion, the Board requested Mr. Adam to obtain more information regarding the use of the acreage.

ATTORNEY'S REPORT

Review and discuss status of perimeter fence line easements.

The Board reviewed the status of the perimeter fence line easements. The Board authorized Ms. Busboom, who is a notary, and Director Donais to go to the outstanding residents to obtain easements.

Review and discuss perimeter fence funding including grants and bonds.

The Board deferred action on this agenda item.

Review and consider Landology proposal.

The Board requested Director Headley to contact Landology to revise the scope of their proposal and to re-submit. In addition, the Board requested Director Doll to contact KGA to request a proposal.

Consider reconstituting the Board.

The Board noted that at the previous meeting there was a request to reconstitute the Board. Mr. Green stated that the officers of the Board consist of the President, Vice-President, Secretary and two Assistant Secretaries. Whereupon, a motion was made by Director Donais, seconded by Director Bennett and unanimously approved by the Board, establishing the offices listed below and electing the following Directors to such offices:

Anne Headley	-	President
Troy Zuckero	-	Vice President/Treasurer
Denean Bennett	-	Secretary
Rich Doll	-	Assistant Secretary
Patrick Donais	-	Assistant Secretary

Approve amended registration form and authorize filing same with TCEQ

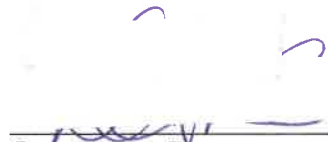
The Board next considered authorizing the attorney to prepare an amended District Registration Form and file same with the Commission as required. Mr. Green explained that the Commission requires that the form be amended whenever any changes occur with the names, offices, terms of office, addresses and telephone numbers of the Directors and also contact information for District consultants. Upon a motion made Director Donais and seconded by Director Bennett, the Board voted unanimously to authorize the attorney to prepare the District Registration Form and file said form with the Commission.

There being no further business to come before the Board, and based on a motion duly made and seconded, the meeting was adjourned.

PASSED, APPROVED and ADOPTED this 26th day of April, 2016.

(DISTRICT SEAL)




Secretary, Board of Directors