

MINUTES OF MEETING OF THE  
BOARD OF DIRECTORS

January 27, 2015

THE STATE OF TEXAS

COUNTY OF HARRIS

NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY  
DISTRICT NO. 28

§  
§  
§  
§  
§

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 District's meeting place inside the boundaries of the District, at 4:00 p.m. on January 27, 2015, 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"); Deputy Coulter of Harris County Precinct 4 Constables Office; Timothy Green, attorney and Beth Van Doren, legal assistant, Coats, Rose, Yale, Ryman & Lee, P.C. ("Coats/Rose"), legal counsel for the District; David Riddle of Harris County Precinct 4, Mike Murr of Murr Inc., and Howard Manson of Today's Integration.

WHEREUPON, the meeting was called to order at 4:05 p.m. with Director Bennett entering at 4:10. The posted notice of the meeting is attached hereto as Exhibit "A".

#### **HEAR FROM THE PUBLIC**

The Board recognized Mr. Riddle from Commissioner Cagle's office in Harris County Precinct 4. Mr. Riddle is a Community Aide in the Harris County Precinct 4 Community Assistance Department. He attended the meeting to introduce himself as a resource at Harris County Precinct 4. Attached as Exhibit "B" are County informational brochures.

#### **APPROVAL OF MINUTES**

The Board next considered approving the minutes from the meeting held on December 10, 2014, which were previously distributed to the Board. Based on a motion made by Director Zuckero, seconded by Director Headley, the Board voted unanimously to approve the minutes from the meeting held on December 10, 2014.

#### **CONSTABLE'S REPORT**

The Board recognized Deputy Coulter who reviewed a police report for the District. No action was needed on this agenda item.

#### **TAX ASSESSOR'S REPORT**

Ms. Sullivan reviewed and discussed the TAC report, a copy of which is attached hereto as Exhibit "C". She reported that 13% of 2014 taxes have been collected.

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

Consider Approving Resolution Regarding Tax Exemption for 2015

The Board deferred action on this agenda item.

Consider approving resolution Authorizing 20% penalty on 2014 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 2014 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.

Following discussion, upon a motion brought by Director Headly, seconded by Director Bennett, the Board voted unanimously to approve and adopt the Resolution Implementing a 20% Penalty for 2014 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 January 27, 2015 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 December. 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.

### DISCUSS REINVESTMENT OPTIONS FOR NORMANDY FOREST SUBDIVISION

Director Doll presented a proposal for re-fencing of the District, a copy of which is attached hereto as Exhibit "F".

Director Zuckero presented an analysis of the number of homes in the District, number of homes claiming homestead exemptions and history of assessed values. A copy of his report is attached hereto as Exhibit "G".

Next, the Board recognized Mr. Murr. The Board requested Mr. Murr take a fresh look at the District in order to present new ideas including reviewing the existing park and visiting with the District engineer.

The Board recognized Mr. Manson who presented an overview of his company, Today's Integration, and the company's surveillance services.

After further discussion and based on a motion by Director Headley, seconded by Director Bennett, the Board authorized a special meeting on February 23, 2015 to review Mr. Murr's park suggestions, consider security options including proposal from On Site Protection and Today's Integration, and to authorize Mr. Zuckero to work with Mr. Clark on power issues to proposed camera sites.

**HEAR ATTORNEY'S REPORT**

**Consider renewing law enforcement contract**

Ms. Van Doren presented an Agreement for Law Enforcement Services ("Agreement") and noting that the annual fee is \$67,150.00. The term of the Agreement will begin on March 1, 2015 and end on February 28, 2016. She requested the Board's review and approval. Upon a motion brought by Director Zuckero, seconded by Director Bennett, the Board unanimously voted to approve the Agreement for Law Enforcement Services.

**Adopt Order Calling Directors Election**

Ms. Van Doren reported that three Directors' terms are expiring this year, which include the terms of Richard Doll, Troy Zuckero and Denean Bennett. She stated that the three directors must complete an application in order to be on the ballot for re-election. She next presented an Order Calling Directors Election, and stated that the next uniform election date is Saturday, May 9, 2015, a copy of which is attached hereto as Exhibit "I". Upon motion by Director Headley, and a second by Director Zuckero, the Board voted unanimously to approve the Order Calling Election and appoint Coats, Rose, Yale, Ryman and Lee, PC as agent for the election.

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 24th day of March, 2015.

(DISTRICT SEAL)



  
Secretary, Board of Directors