

Richard C. Doll, President  
Northwest Harris Country MUD 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 District's meeting place inside the boundaries of the District, at 7:00 p.m. on June 30, 2015, whereupon, the roll was called of the members of the Board of Directors, to-wit:

Richard Doll - President  
Troy Zuchero- Vice President/Treasurer  
Anne Headley - Assistant Secretary  
Patrick Donais - Assistant Secretary

Absent was Denean Bennett, Secretary of the Board of Directors thus constituting a quorum. Also present at the meeting were Paul Diaz, HOA, President, John Nemece, HOA, Vice President, and Judy Doll, HOA, Secretary,

Whereupon the meeting was called to order at 7:09 pm.

### **1. Discuss NF Development Goals and Objectives.**

Mr Doll opened the meeting by explaining that the MUD District hoped to work with the HOA establish community development projects and had requested that the HOA prioritize projects which it felt were beneficial examples of future projects to meet this goal. He continued to explain that while the MUD wanted to include these items in its deliberations, he did not wish to convey to the HOA that these were the only projects the MUD would consider. Further that the MUD might chose items from the list, and yet not agree with the HOA priority position ie elevating item 6 on the HOA list to item 2 on the MUD priority list.

Mr. Nemece presented the list compiled by his Board:

1. Wall around the perimeter of the subdivision.
2. Replace metal fencing around the pool, front, and back of the Park.
3. Permanent Cover over the Baby Pool.
4. Pavilion at the Park.
5. Fix walking tract and add exercise stations.
6. Oak trees for the park
7. Cover for the Pergola at the Pool
8. Expand the Club House.
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He went to explain that with exception of Item 1 (Wall), all other projects were considered as equal in priority and posed no problem if the MUD were to chose anyone over the other, or none at all. The Wall was the number one priority and unanimously supported by the HOA. The other HOA directors each spoke about this project, as the most asked about improvement by residents

and the one generating the greatest community support. They cited the impact on the appearance of the community and the expected increase in property value due to visual appeal upon entry as the greatest benefit. When offered by Director Zuckero the hypothetical use of 1 million dollars, to put into all these projects plus anything else, what would you chose. Without hesitation the HOA Board, chose the Wall, and reiterated that all the rest of the projects could be done over time using current revenue, but the Wall could never be done by HOA action alone. Mr. Nemece stated that all these projects together wouldn't have a fraction of the impact that the Wall would have.

Mr. Doll then reviewed the process which the MUD would have to follow to Fund the Wall project.

1. Preliminary estimate of construction costs would be developed by the MUD Engineers
2. Preliminary estimates of the Debt Service cost involved with the carrying of an additional \$1million bond needed to be developed by the District's Financial advisor.
3. The Board would need to call an election for the residents to authorized the issuance of the Bond.(expected to be November , 2015.
4. Board would need to get the approval of the 80 residents living around the exterior of the subdivision to approve a re-naming of three foot of the existing 16 foot utility easement as a construction easement.
5. The Board would have to start the bond offer process with our financial advisor, while simultaneously developing the open construction bid process with our engineer.

The HOA offered their assistance to get the message out to the residents using the Newsletter, HOA meetings, their Facebook page and Community Blast e-mail System. The also highly endorsed having a Town Hall Meeting in September to answer resident questions about the project and stimulate turn out for the election,

At 8:25 Director Donais excused himself from the meeting citing early morning business compelled his departure.

The Mud Directors informed the HOA that it had made contact with the Houston-Galveston Area Council and in a recent meeting with the H-GAC found that the Council had a grant program to fund up to \$2,000 in matching funds for Tree planting in the Park. Also that in addition the Council could grant up to \$25,000.00 per project for community capital development projects such as the Wall and the Covered Pavilion. It was agreed that Mr. Doll would work with Mr. Nemece to secure the matching funds grant for the Trees in the Park. Based on that experience we might pursue further development grants from the council. Additionally it was agreed to ask Amanda Thorin of H-GAC to attend the HOA Annual meeting in November to explain the Ambassador Program to the residents and promote a January or February 2016 training program for Normandy Forest.

The meeting was closed at 9:00 pm by motion of Director Headley, seconded by Director Doll and unanously voted aye.

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Secretary