

MINUTES OF MEETING OF THE
BOARD OF DIRECTORS

December 20, 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 special session, open to the public, at 3327 La Mer Lane, Spring, Texas, the December 20, 2016, whereupon, the roll was called of the members of the Board of Directors, to-wit:

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

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; Cindy Oliver 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; Sgt. Hodges of Harris County Precinct 4 Constables Office and Beth Van Doren, paralegal, 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

Director Headley opened the floor to receive comments from the public of which no member of the public chose to speak.

HEAR WEBSITE REPORT

Address "Contact Us" questions/comments/concerns received on the District's website.

Director Bennett stated that the website had received a request for a copy of the District's 'bylaws' under the "Contact Us" emails this month. It was noted that the District is guided by the Texas Water Code and not District 'bylaws.'

CONSTABLE'S REPORT

The Board recognized Sgt. Hodges who reviewed the November police report for the District, a copy of which is attached hereto as Exhibit "B". No action was taken on this agenda item.

APPROVAL OF MINUTES

The Board deferred action on this agenda item.

TAX ASSESSOR'S REPORT

Ms. Oliver reviewed and discussed the TAC report, a copy of which is attached hereto as Exhibit "C". She reported that 3.9% of 2016 taxes have been collected.

Following a discussion regarding the TAC's report, and based on a motion made by Director Bennett, seconded by Director Zuckero 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 Amending Tax Assessor/Collector Contract

Ms. Oliver presented an Amended Tax Assessor/Collector Contract, a copy of which is attached hereto as Exhibit "C-1". The Board deferred action on this agenda item.

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

The Board recognized Ms. Busboom who presented the Bookkeeper's report for the period ending December 20, 2016 and checks were presented for approval. A copy of the Bookkeeper's report is attached hereto as Exhibit "D".

Next, Ms. Busboom updated the status of Director Headley's request to provide line items on the bookkeeper reports that reflect Klein ISD billing broken down into categories consisting of repairs, actual water and sewer and general expenses. Ms. Busboom and Mr. Clark stated that they are working together to obtain the requested information for these ledger items.

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

RECEIVE REPORT FROM DIRECTOR ZUCKERO

House Repairs

Director Zuckero stated that the previously approved house repairs are underway.

Meadowhill Meeting Facility

Director Zuckero noted that the exploration committee will follow up with Meadowhill to establish a secondary meeting arrangement. He reminded the Board that Meadowhill stated they would also require a simple agreement that would require splitting the office cleaning bill. As part of facilitating the terms of use facilities

agreement there is a desire to (a) draft a straight forward contract leveraging the District's water meter that would simplify the current agreement between the districts, (b) resolve the long standing outstanding balance issue between the two districts, and (c) not negotiate these terms with Director Doll.

RECEIVE OPERATOR'S REPORT

The Board recognized Mr. Clark who presented the Operator's report for November. 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 "E".

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

RECEIVE ENGINEER'S REPORT

The Board recognized Mr. Adam who presented the Engineer's report, a copy of which is attached hereto as Exhibit "F".

Review Status of Wall Project

The field surveying and geotechnical work are ready to proceed upon the receipt of final easements. Design will commence upon receipt of the final survey and geotechnical report.

Status of Easements

Eli Smith & Associates are currently working to obtain the outstanding residential and commercial easements.

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

ATTORNEY'S REPORT

Consider Resolution Establishing Office and Meeting Place Inside and Outside the Boundaries of the District and authorize publication

The Board considered an Order Designating Meeting Places Inside and Outside the District, a copy of which is attached hereto as Exhibit "G". Ms. Van Doren explained that with the sale of the meeting house, the new meeting locations need to be designated. The Texas Water Code provides that if a district holds Board meetings outside the District, an order must be adopted designating such locations and notice of such designation must be published in a newspaper of general circulation within the District. She then presented an Order reaffirming Normandy Forest Clubhouse, 20811 Normandy Forest Drive, Spring, Texas 77388 as the meeting place of the Board inside the boundaries of the District and designating the following location as an additional meeting places of the Board outside the boundaries of the District: Hays Utility South Corporation at 2200 Sciaaca Road, Spring, Texas 77373; Northwest Harris County Municipal Utility District No. 36 at 19903 Cypresswood Glen Drive, Spring, Texas 77388; Coats|Rose at 9 Greenway Plaza, Ste. 1100, Houston, Texas, 77046; Meadowhill Regional Municipal Utility District at 21219 Nottinghill Dr, Spring, TX 77388; and Bleyl Engineering at 400 Randal Way, Suite 300, Spring, Texas 77388 27316 Spectrum Way, Oak Ridge, Texas 77385.

Following discussion, Director Zuckero moved for approval of the Order Designating Administrative Office and Designating Meeting Place Outside the District and authorized Coats|Rose to have notice of the designations published in a newspaper of general circulation in the District. The motion was seconded by Director Donais and approved by unanimous vote.

Consider Resolution Regarding Posting of Notices of Board of Directors Meetings

The Board considered a Resolution Regarding Posting of Notices of Board of Director Meetings, a copy of which is attached hereto as Exhibit "H". Ms. Van Doren explained that with the sale of the meeting house, the box for posting meetings will be moved back to the Normandy Forest Clubhouse, 20811 Normandy Forest Drive, Spring, Texas 77388.

Following discussion, Director Zuckero moved for approval of the Resolution Regarding Posting of Notices of Board of Director Meetings. The motion was seconded by Director Donais and approved by unanimous vote.

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 28th day of February, 2017.

(DISTRICT SEAL)




Secretary, Board of Directors