

MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS

SEPTEMBER 26, 2017

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”), noticed a regular session, open to the public, to be held at 6:30 p.m., on Tuesday, September 26, 2017, at 20811 Normandy Forest Drive, Spring, Texas 77388, a designated meeting place located inside the boundaries of the District. Whereupon, at 6:30 p.m., the roll was called of the members of the Board, to-wit:

E. Dwight Osteen, II	-	President
Thomas Pratt	-	Vice President
Richard C. Doll	-	Secretary
Denenan A. Bennett	-	Assistant Secretary
Troy Zuckero	-	Assistant Secretary

All members of the Board were present, thus constituting a quorum. Copies of the notices are attached hereto.

Also present at the meeting were Vicki Busboom of VLB Bookkeeping Services (“VLB”), Bookkeeper for the District; Mark Adams of Bleyl & Associates (“Bleyl”), Engineers for the District; David Ferrier of Equi-Tax, Inc, (“Equi-Tax”), Tax Assessor for the District; Robb Clark of Hays Utility South (“Hays”), Operator for the District; Jan Bartholomew of R.W. Baird & Co. (“Baird”), Financial Advisors for the District; Deputy Ketrick McCutcheon and Sgt. William Colley, Deputy Constables with Harris County Precinct 4; Ryan LaRue of Sanford Kuhl Hagan Kugle Parker Kahn LLP (“SK Law”), Attorneys for the District; and Barbara Nussa of Republic Services.

HEAR FROM PUBLIC

The Board noted that no public was present who wished to address the Board.

WEBSITE REPORT

The Board recognized Director Bennett who, on behalf of Off Cinco, presented the Website Report for the period August 16 through September 14, 2017.

The Board noted that no further action was necessary in connection with the Website Report. A copy of the Report is on file in the official records of the District.

CONSTABLE'S REPORT

The Board recognized Deputy Ketrick, who updated the Board on calls/complaints originating in the District.

The Board noted that no action was necessary in connection with the Constable's Report. A copy of the Report is on file in the official records of the District.

ENGINEER'S REPORT

The Board recognized Mr. Adam, who presented to and reviewed with the Board the Engineer's Report, a copy of which is on file in the official records of the District.

Upon motion by Director Pratt, seconded by Director Zuckero, and after full discussion, the Board voted unanimously to approve the Engineer's Report, as submitted.

FINANCIAL ADVISOR'S REPORT

Review Tax Rate Calculations and Authorize Publication of Notice

The Board next discussed calling a public hearing on the District's proposed 2017 tax rate. Ms. Bartholomew reviewed with the Board the District's 2017 certified values and cash flow analysis based on the 2017 recommended debt service tax rate. Mr. LaRue reviewed with the Board the process for setting the tax rate, noting that the District must hold a public hearing for discussion of the proposed rate to be set and would then adopt the tax rate for 2017.

The Board then discussed setting a meeting date for conducting the public hearing and setting the tax rate. It was the consensus of the Board to schedule such meeting Tuesday,

October 24, 2017, at 6:30 p.m., at which meeting the District would consider setting the tax rate for 2017.

Director Zuckero moved to publish a proposed total tax rate for 2017 of \$0.66 per \$100 assessed valuation. The motion died for lack of a second.

Upon motion by Director Doll, seconded by Director Pratt, and after full discussion, Directors Osteen, Pratt, Doll, and Bennett voted to authorize the publication of the Notice of Public Hearing on Tax Rate, scheduled for October 24, 2017, at 6:30 p.m., and to publish a proposed total tax rate for 2017 of \$0.68 per \$100 of assessed valuation, along with a tax rate and levy analysis as required by Chapter 49 of the Texas Water Code. Director Zuckero voted against the motion.

TAX ASSESSOR-COLLECTOR'S REPORT

The Board recognized Mr. Ferrier, who presented to and reviewed with the Board the Tax Assessor-Collector's Report for August 2017, a copy of which is on file in the official records of the District.

Upon motion by Director Bennett, seconded by Director Pratt, and after full discussion, the Board voted unanimously to approve the Tax Assessor-Collector's Report.

BOOKKEEPER'S REPORT

The Board recognized Ms. Busboom, who presented to and reviewed with the Board the Bookkeeper's Report, invoices submitted for payment, and the Investment Report, copies of which are on file in the official records of the District.

Upon motion by Director Pratt, seconded by Director Zuckero, and after full discussion, the Board voted unanimously to approve the (1) Bookkeeper's Report; (2) payment of invoices; and (3) Investment Report.

OPERATOR'S REPORT

The Board recognized Mr. Clark, who presented the Operator's Report for August 2017, a copy of which is on file in the official records of the District.

Upon motion by Director Zuckero, seconded by Director Pratt, and after full discussion, the Board voted unanimously to approve the Operator's Report August 2017, and authorize termination of delinquent accounts.

SECURITY COMMITTEE'S REPORT

Director Pratt presented the Security Committee Report, a copy of which is on file in the official records of the District.

The Board noted that no action was necessary with the Security Committee's Report.

APPROVAL OF MINUTES

The proposed Minutes of the meetings of the Board held August 22, 2017, previously distributed to the Board were presented for consideration and approval.

Upon motion by Director Pratt, seconded by Director Bennett, and after full discussion, the board voted unanimously to approve the Minutes of August 22, 2017, as submitted.

EXIT OF DIRECTORS

Directors Doll and Bennett exited the meeting at approximately 9:15 p.m. The Board noted that a quorum was still present with Directors Osteen, Pratt, and Zuckero.

CONTINUATION OF APPROVAL OF MINUTES

Director Osteen reviewed with the Board a Minute Report regarding the Minutes of April 25, 2017, and the actions of former President Anne Headley and former attorneys for the District, Coats Rose.

No action was taken in connection with the Minute Memo. The Board deferred approval of the proposed Minutes of the meetings of the Board held April 25, 2017, previously distributed to the Board for consideration and approval.

The proposed Minutes of the meeting of the Board held May 10, 2017, previously distributed to the Board, were presented for consideration and approval

Upon motion by Director Zuckero, seconded by Director Pratt, and after full discussion, the board voted unanimously to approve the Minutes of May 10, 2017, as submitted.

The proposed Minutes of the meetings of the Board held May 23, 2017, previously distributed to the Board were presented for consideration and approval.

Upon motion by Director Pratt, seconded by Director Zuckero, and after full discussion, the board voted unanimously to approve the Minutes of May 23, 2017, as submitted.

The Board noted that the Minutes of the meetings of the Board held June 20, 2017, and June 27, 2017, were not presented to the Board.

ENGAGING TRASH CONTRACTOR

After discussion between and among the Directors, the Board deferred action on this item until further information could be presented to the Board.

ATTORNEY'S REPORT

Amended and Restated Investment Policy

The Board recognized Mr. LaRue, who submitted to and reviewed with the Board a proposed Amended and Restated Order Designating Investment Officer and Establishing Rules, Policies and Code of Ethics for the Investment of District Funds and Review of Investments. Mr. LaRue advised that the District previously adopted an Investment Policy, but that the Texas Legislature had passed legislation affecting public finance laws. As a result, the District needs to amend and its current Investment Policy to conform with the legislative changes.

Upon motion by Director Pratt, seconded by Director Zuckero, and after full discussion, the Board voted unanimously to adopt the Amended and Restated Order Designating Investment Officer and Establishing Rules, Policies and Code of Ethics for District Funds and Review of Investments.

HOA Easements

The Board next considered approval of an Easement Agreement with Normandy Forest HOA for wall structure installation and maintenance.

Upon motion by Director Pratt, seconded by Director Zuckero, and after full discussion, the Board voted unanimously to approve the Easement Agreement with Normandy Forest HOA, and to authorize execution of same by Director Osteen.

Park Bonds

The Board recognized Mr. LaRue, who provided a brief update on the status of the park bonds to be issued.

ADJOURNMENT

There being no further business to come before the Board, upon motion made, seconded, and approved unanimously, the meeting was adjourned.

PASSED, APPROVED, AND ADOPTED, this 24th day of October, 2017.


Secretary, Board of Directors

(SEAL)