

MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS

JUNE 25, 2019

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, June 25, 2019, at 20811 Normandy Forest Drive, Spring, Texas 77388, a designated meeting place located inside the boundaries of the District. Whereupon, at 6:31 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
Denean A. Bennett	-	Assistant Secretary
Harry B. "Hal" Walker	-	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, Bookkeeper for the District; Austen Beck 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 Corporation, Operator for the District ("Hays"); Sgt. Hodges and Deputy Rodriguez with Harris County Precinct No. 4; and Ryan LaRue and Tamara Sharkey of Sanford Kuhl Hagan Kugle Parker Kahn LLP ("SK Law"), Attorneys for the District.

HEAR FROM PUBLIC

The Board noted that no public wished to address the Board.

WEBSITE REPORT

The Board recognized Director Bennett, who presented the Website Report for the period May 16, 2019 – June 14, 2019, a copy of which is on file in the official records of the District. Director Bennett noted there had not been much traffic during this period.

The Board noted that no action was necessary in connection with the Website Report.

CONSTABLE'S REPORT

The Board recognized Sgt. Hodges, who updated the Board on calls/complaints originating in the District. The Board noted residents had expressed positive feedback to police presence and discussed the correlation between increased traffic tickets and a decrease in more serious criminal activity.

The Board noted that no action was necessary in connection with the Constable's Report.

At this time, Sgt. Hodges and Deputy Rodriguez left the meeting.

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 May 2019, a copy of which is on file in the official records of the District. Mr. Ferrier noted that 98.4% of the 2018 taxes have been collected.

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

ENGINEER'S REPORT

The Board recognized Mr. Beck, 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. Mr. Beck informed the Board the Spring Cypress Chevron plans had been submitted, though portions of the plans are still unreadable. Mr. Beck stated a plat with easement locations, which had received City of Houston and Harris County approval, had also been submitted. Mr. Beck next informed the Board the Spring Cypress Chevron owners had already granted the easements to the Board without its approval, and these easements are either incorrect or granted to the incorrect party. Mr. LaRue

recommended the Board reject all of the easements and discuss corrections with the Spring Cypress Chevron owners.

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

BOOKKEEPER'S REPORT

The Board recognized Ms. Busboom, who submitted 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. Director Bennett questioned Ms. Busboom regarding the two payments for a CAD technician. Mr. Beck stated these were for the Spring Cypress Chevron project.

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

OPERATOR'S REPORT

The Board recognized Mr. Clark, who submitted to and reviewed with the Board the Operator's Report, a copy of which is on file in the official records of the District. Mr. Clark noted there was one delinquent account to be written off, as discussed at the previous meeting.

Upon motion by Director Doll, seconded by Director Pratt, the Board voted unanimously to approve the Operator's Report and approve writing off the delinquent account.

SECRETARY'S REPORT

The Board deferred this item.

APPROVAL OF MINUTES

The proposed Minutes of the meeting of the Board held May 28, 2019, previously distributed to the Board, was presented for consideration and approval.

Upon motion by Director Pratt, seconded by Director Doll, and after full discussion, the Board voted unanimously to approve the Minutes of the meeting held May 28, 2019, as presented.

ATTORNEY'S REPORT

Unclaimed Property Report

The Board recognized Mr. LaRue, who submitted to and reviewed with the Board the Resolution Regarding Unclaimed Property. Mr. LaRue informed the Board the District had \$210.65 in unclaimed property for 2018.

Upon motion by Director Bennett, seconded by Director Walker, the Board voted unanimously to approve the Resolution Regarding Unclaimed Property.

Closed Session

Upon motion by Director Walker, seconded by Director Pratt, and after full discussion, the Board voted unanimously to convene in closed session at 6:51 p.m. to discuss the pending rate increases and litigation with Meadowhill Regional Municipal Utility District.

Open Session

Upon motion by Director Walker, seconded by Director Pratt, and after full discussion, the Board voted unanimously to reconvene in open session at 8:10 p.m.

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 23rd day of July 2019.




Secretary, Board of Directors