

MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS

SEPTEMBER 24, 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, September 24, 2019, 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
Denean A. Bennett	-	Assistant Secretary
Harry B. “Hal” Walker	-	Assistant Secretary

All Directors 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 and Chad Howes of Bleyl Engineering (“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”); Deputy Rodriguez and Sgt. Jamil of with Harris County Precinct No. 4; and Ryan LaRue of Sanford Kuhl Hagan Kugle Parker Kahn LLP (“SK Law”), Attorneys for the District.

PUBLIC HEARING ON PROPOSED 2019 TAX RATE

At 6:31 p.m., the Board opened the meeting to a public hearing on the proposed 2019 tax rate for the District. The Board recognized Mr. LaRue, who reminded the Board that at the District's meeting on August 27, 2019, the Board discussed the District's tax rate for 2019. At such meeting the Board authorized publication of a 2019 tax rate of \$0.68 per \$100 valuation, allocated \$0.43 for debt service purposes and \$0.25 for maintenance and operation purposes. Receiving no public comments, the Board, closed the public hearing at 6:33 p.m., and resumed the regular meeting.

ORDER SETTING TAX RATE FOR 2019

Consideration was then given to the adoption of an Order Setting Tax Rate and Levying Tax for 2019.

Upon motion by Director Pratt, seconded by Director Doll, and after full discussion, the Board voted unanimously to set and levy a 2019 tax rate of \$0.68 per \$100 of assessed valuation, which tax shall be allocated \$0.43 per \$100 valuation for debt service purposes and \$0.25 per \$100 valuation for maintenance and operation purposes, and to adopt the Order Setting Tax Rate and Levying Tax evidencing the same.

AMENDMENT TO NOTICE TO SELLERS AND PURCHASERS

Consideration was then given to a proposed Amendment to Notice to Sellers and Purchasers. Mr. LaRue informed the Board that the Notice to Sellers and Purchasers will be revised to reflect the 2019 tax rate levied by the District. Mr. LaRue also noted that the Notice will be filed in the Harris County Real Property records and with the Texas Commission on Environmental Quality (the "Commission").

Upon motion by Director Doll, seconded by Director Walker, and after full discussion, the Board by unanimous vote approved the Amendment to Notice to Sellers and Purchasers of Real Estate Located Within the District and authorized Mr. LaRue to file said Notice in the Harris County Real Property Records and with the Commission.

HEAR FROM PUBLIC

The Board recognized Mr. Diaz, who addressed the Board regarding his perception that police have a non-presence in the neighborhood and that the flags need to be in better condition and properly placed.

WEBSITE REPORT

The Board reviewed the Website Report for the period August 15, 2019 – September 14, 2019, a copy of which is on file in the official records of the District.

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

CONSTABLE’S REPORT

The Board recognized Sgt. Jamil, who presented the Constable’s Report.

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

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 2019, a copy of which is on file in the official records of the District. Mr. Ferrier also reviewed with the Board a list of accounts for write-off.

Upon motion by Director Pratt, seconded by Director Doll, and after full discussion, the Board voted unanimously to approve the Tax Assessor-Collector’s Report and the accounts for write-off.

Mr. LaRue presented to and reviewed with the Board a Delinquent Tax Report. The Board took no action on the Delinquent Tax 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.

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

The Board then recognized Director Doll, who reviewed with the Board capital expenses which had been paid, over a period of time, from the District's Operating Account.

Upon motion by Director Doll, seconded by Director Walker, and after full discussion, the Board voted unanimously to authorize Mr. LaRue to review Director Doll's report and identify expenditures from the District's Operating Account eligible for reimbursement from its Capital Projects Fund Account.

Upon motion by Director Doll, seconded by Director Walker, and after full discussion, the Board voted unanimously to authorize the Bookkeeper to reimburse the District's Operating Account from the District's Capital Projects Fund Account, the eligible amount as determined by Mr. LaRue.

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. Ms. Busboom also presented an amended budget for fiscal year ending December 31, 2019.

Upon motion by Director Pratt, seconded by Director Walker, and after full discussion, the Board voted unanimously to approve (1) the Bookkeeper's Report; (2) payment of invoices; and (3) Investment Report. It was the consensus of the Board to defer action on the proposed amended budget.

The Board next discussed the lift station bills presented by Meadowhill Regional Municipal Utility District ("MRMUD"). Ms. Busboom noted that she recently received the April 2019 MRMUD bill, noting that the District was billed at the wholesale rate.

Upon motion by Director Doll, seconded by Director Walker, and after full discussion, the Board voted unanimously to authorize Director Doll to meet with Mark Adam to discuss how to handle the lift station billing.

OPERATOR’S REPORT

The Board recognized Mr. Clark, who submitted to and reviewed with the Board the Operator’s Report. A copy of the Report is on file in the official records of the District.

Upon motion by Director Pratt, seconded by Director Walker, the Board voted unanimously to approve the Operator’s Report.

PRESIDENT’S REPORT

Director Osteen presented copies of correspondence between MRMUD and the District including the most recent letter sent by the District to MRMUD dated August 28, 2019. The Directors then discussed matters between MRMUD and the District.

APPROVAL OF MINUTES

The proposed Minutes of the meetings of the Board held August 7 and August 27, 2019, previously distributed to the Board, were 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 meetings held August 7 and August 27, 2019, as presented.

ATTORNEY’S REPORT

Resolution Declaring Intent to Reimburse Expenditures

The Board next considered a Resolution Declaring Intent to Reimburse Expenditures from Capital Projects Funds.

Upon motion by Director by Director Pratt, seconded by Director Doll, and after full discussion, the Board voted unanimously to approve the Resolution Declaring Intent to Reimburse Expenditures.

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 22nd day of October, 2019.

Richard C. Holl
Secretary, Board of Directors

(SEAL)

