

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 81
OF HARRIS COUNTY, TEXAS

December 14, 2023

The Board of Directors (“Board”) of Harris County Municipal Utility District No. 81 of Harris County, Texas (the “District”), met in regular session, open to the public, at 805 Hidden Canyon Drive, Katy, Texas 77450, inside the boundaries of the District, on the 14th day of December, 2023, and the roll was called of the members of the Board:

Patrick Cathcart	President
Bruce Cox	Vice President
Michael Olsen	Secretary
George Goff	Treasurer
Donna Brown	Assistant Secretary

and all of said persons were present, thus constituting a quorum.

Also attending the meeting were Jennifer Hanna with Forvis; Marcus Campbell of Time and Season Property Management; Steve Taleki and Morgan Stagg of Cornerstones Municipal Utility District; Mike Mata of MJ Custom Remodeling; Ryan Fortner of Revenue Management Services; Pam Redden and Marilyn Marquez of McLennan & Associates, LP; Kate Hallaway of BGE, Inc. (“BGE”); Isabel Mata of Wheeler & Associates, Inc. (“Wheeler”); Charlie Chapline of Municipal District Services, LLC (“MDS”); Stacy Lightsey, District employee; and Katie Carner and Kim Cannon of Allen Boone Humphries Robinson LLP (“ABHR”).

PUBLIC COMMENTS

There were no public comments.

MINUTES

The Board considered approving the minutes of the November 16, 2023, regular meeting. After discussion, Director Olsen moved to approve the minutes of the November 16, 2023, regular meeting. Director Brown seconded the motion, which passed by unanimous vote.

ENGAGE AUDITOR TO CONDUCT AUDIT FOR FISCAL YEAR END DECEMBER 31, 2023

Ms. Hanna presented and reviewed an engagement letter from Forvis for preparation of the audit report for the fiscal year ending December 31, 2023, at an

estimated cost of \$22,100.00, plus expenses. After discussion, Director Brown moved to engage Forvis to prepare the District's audit report. Director Goff seconded the motion, which carried by unanimous vote.

TAX ASSESSOR/COLLECTOR REPORT

Ms. Mata reviewed the tax assessor/collector's report for the month of November 2023. A copy of the tax assessor report is attached. Ms. Mata stated the report reflects that the District's 2023 taxes were 7.22% collected as of the end of November.

After discussion, Director Cox moved to approve the tax assessor/collector's report and pay the bills from the tax account. Director Olsen seconded the motion, which passed by unanimous vote.

REPORT FROM REVENUE MANAGEMENT SERVICES ON BUSINESSES PAYING SALES TAX

Mr. Fortner stated he would report on the sales tax revenue at the next Board meeting, upon completion of the annual report to the City of Houston regarding businesses with in the SPA.

TRAVEL REIMBURSEMENT GUIDELINES AND DIRECTOR EXPENSES FOR THE ASSOCIATION OF WATER BOARD DIRECTORS WINTER CONFERENCE

Ms. Carner discussed the District's Travel Reimbursement Guidelines for the upcoming Association of Water Board Directors winter conference in Dallas on January 19-20, 2024.

BOOKKEEPER'S REPORT

The Board reviewed the bookkeeper's report, a copy of which is attached. Ms. Redden reviewed each District account and the bills to be paid, as well as a budget to actual comparison.

BUDGET FOR FISCAL YEAR END DECEMBER 31, 2023

Ms. Redden distributed and reviewed a draft budget for fiscal year end December 31, 2024, a copy of which is attached to the bookkeeper's report. Discussion ensued.

After review and discussion, Director Olsen moved to (1) approve the bookkeeper's report and the checks presented for payment; and (2) approve the budget for fiscal year end December 31, 2024, as presented. Director Cox seconded the motion, which passed by unanimous vote.

INTENT TO REIMBURSE

There was no discussion on this matter.

OPERATOR'S REPORT

Mr. Chapline distributed and reviewed the operator's report, a copy of which is attached. He stated the water accountability for the month is 87%. He stated MDS is investigating the lower than usual accountability.

Mr. Chapline requested approval to write off eight accounts totaling \$1,456.83, deemed uncollectible, and submit same to a collections agency.

UPDATE ON DISTRICT COMPUTER SYSTEM AND E-MAIL MATTERS AND AUTHORIZE APPROPRIATE ACTION

There was no discussion on this matter. Mr. Chapline reported that the fire hydrant repairs are complete.

UPDATE ON FIRE HYDRANT REPAIRS AND PROPOSAL FOR PAINTING

There was no discussion on this matter.

After discussion, Director Olsen moved to approve the operator's report and authorize MDS to write off eight delinquent accounts totaling \$1,456.83 and forward the accounts to collections. Director Cox seconded the motion, which passed by unanimous vote.

TERMINATION OF SERVICE

The Board concurred not to terminate delinquent accounts this month.

ENGINEER'S REPORT

Ms. Hallaway presented the engineer's report, a copy of which is attached.

PARK YORK FORCE MAIN REPLACEMENT

Ms. Hallaway stated that BGE is currently preparing the plans for this project. Ms. Carner stated that ABHR has confirmed there does not appear to be an existing easement for a portion of the project and ABHR will work with BGE regarding the same.

HARRIS COUNTY STORM SEWER AND DRAINAGE FACILITY IMPROVEMENTS, INCLUDING ADDITIONAL DETENTION/MITIGATION

Ms. Hallaway stated that BGE currently is under contract with Harris County for the design of the drainage improvements for Memorial Parkway. She stated that Harris County is coordinating with the US Army Corps of Engineers for their acceptance of the proposed design.

Ms. Hallaway stated that Harris County has awarded the contract to R. Construction for the Cimarron Sections 2,3,4 and 5 drainage improvements project. She stated the project is substantially complete and a preliminary walkthrough is scheduled for late December to establish punch list items.

SANITARY SEWER REHABILITATION FOR MEMORIAL PARKWAY, SECTIONS 3, 4, AND 5

Ms. Hallaway stated that BGE is currently working on the design plans for the sanitary sewer rehabilitation and will submit the plans to Harris County for approval in January.

WATER PLANT NO. 2 GENERATOR REPLACEMENT

Ms. Hallaway stated CSE W-Industries, Inc. ("CSE") is the contractor for the generator replacement project. She stated the contractor has completed the initial site work and is awaiting the delivery of the generator.

CIMARRON, SECTIONS 1, 2 AND 3 SANITARY SEWER LINE REHABILITATION AND MEMORIAL PARKWAY, SECTIONS 6, 7 AND 8 SANITARY SEWER LINE REHABILITATION

Ms. Hallaway stated that bids were received for the sanitary sewer line rehabilitation of Cimarron, Sections 1, 2 and 3 and the Memorial Parkway, Sections 6, 7, and 8. Ms. Hallaway stated Chief Solutions ("CS") is the contractor for these projects and the contractor is scheduled to mobilize in January.

UPDATE ON BOND APPLICATION NO. 9

Ms. Hallaway updated the Board on the status of bond application no. 9 and stated it is near completion.

Following review and discussion, and based on the engineer's recommendation, Director Olsen moved to approve the engineer's report. Director Cox seconded the motion, which passed by unanimous vote.

REPORT ON WEST MEMORIAL MUNICIPAL UTILITY DISTRICT SEWAGE TREATMENT PLANT MEETING AND PROPOSED PLANT IMPROVEMENTS

Director Cox reviewed a report on the West Memorial plant. A copy of the report is attached.

OPERATION, REPAIR, MAINTENANCE AND RENTAL OF ADMINISTRATIVE OFFICE AND DISTRICT WEBSITE, COMMUNICATION, AND EMPLOYMENT MATTERS

Ms. Lightsey reported on a request from the Garden Club Board to use the Board room for their meetings on the fourth Thursday each month. After discussion, the Board concurred to deny the request and to direct Ms. Lightsey to notify the Board they can use the great room.

GUTTER REPLACEMENT PROPOSAL

Ms. Lightsey stated the gutter replacement was included with the roof repair/replacement and is currently in process.

ROOF INSTALLATION UPDATE

Ms. Lightsey stated the roof installation is in process.

GRANITE COUNTER REPAIR PROPOSAL IN KITCHEN

Ms. Lightsey stated the granite countertop in the kitchen is cracked. Mr. Mata distributed and reviewed a proposal from MJ Custom Remodeling in the amount of \$4,606.00 for a granite countertop, a copy of which is attached. After discussion, Director Olsen moved to approve the proposal in the amount of \$4,606.00 for the granite countertop replacement and authorize execution of a Service Agreement with MJ Custom for same. Director Cox seconded the motion, which carried by unanimous vote.

APPROVE QUARTERLY DISTRICT NEWSLETTER

The Board reviewed the draft quarterly District newsletter. After discussion, Director Olsen moved to approve the quarterly District newsletter, as revised. Director Cox seconded the motion, which carried by unanimous vote.

WEST HARRIS COUNTY REGIONAL WATER AUTHORITY (THE "WHCRWA")

There was no discussion on this matter.

REVIEW AND UPDATE EMINENT DOMAN REPORT TO THE TEXAS
COMPTROLLER

Ms. Carner reported ABHR will file the District's Eminent Domain Authority Annual Report with the Comptroller of the State of Texas pursuant to Senate Bill 1812.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.


Secretary, Board of Directors

(SEAL)



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