

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 370
Minutes of Meeting of Board of Directors
November 11, 2024

The Board of Directors of Harris County Municipal Utility District No. 370 met in regular session, open to the public on November 11, 2024, at 1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas, in accordance with the duly posted notice of a public meeting, and the roll was called of the duly constituted members of said Board of Directors, as follows:

Steven G. Reyenga, President
Harold Cobb, Vice President
Mike Ecklund, Secretary
Linda D. Myers, Assistant Secretary
Chuck Werninger, Assistant Secretary

all of whom were present, thus constituting a quorum, except for Directors Cobb and Werninger.

Also attending the meeting were: Anthea Moran of Masterson Advisors LLC ("Masterson"); Phillip Dautrich of TNG Utility Corp. ("TNG"); Putri Tesalonika of Municipal Accounts & Consulting, L.P. ("MAC"); Brian Chovanec of Benchmark Engineering Corporation ("Benchmark"); Wendy Maddox of B&A Municipal Tax Service, LLC ("B&A"); Sam Miskimins of Champions Hydro-Lawn, Inc./Ethoscapes ("Champions"); Daenon "Dee" Russell of Touchstone District Services, LLC ("Touchstone"); and Gordon Cranner and Melia Berry of Schwartz, Page & Harding, L.L.P. ("SPH").

The President called the meeting to order and declared it open for such business as might regularly come before the Board.

PUBLIC COMMENTS

The Board deferred consideration of comments from the public, as no comments were offered.

APPROVAL OF MINUTES

The Board reviewed the minutes of its meeting held on October 14, 2024. After review and discussion of the minutes presented, Director Myers moved that such minutes be approved, as presented. Director Ecklund seconded said motion, which unanimously carried.

AMENDMENT TO AGREEMENTS FOR LAW ENFORCEMENT SERVICES BY AND BETWEEN THE DISTRICT AND VILLAGES AT LAKEPOINTE COMMUNITY ASSOCIATION ("VAL") AND LAKES ON ELDRIDGE NORTH COMMUNITY ASSOCIATION ("LOEN")

Mr. Cranner reported that SPH is preparing the amended Law Enforcement Services Agreements between the District and LOEN and the District and VAL, and anticipate presenting the contracts to the Board for consideration at the December Board meeting.

TAX ASSESSOR-COLLECTOR'S REPORTS

Ms. Maddox then presented to and reviewed with the Board the Tax Assessor-Collector Report for the period ending October 31, 2024, a copy of which is attached hereto as **Exhibit A**, including the disbursements presented for payment, as listed therein. Following discussion, it was duly moved by Director Reyenga, seconded by Director Myers, and unanimously carried, that the

Tax Assessor-Collector Report be approved, and the disbursements identified therein be authorized for payment.

DELINQUENT TAX REPORT

Mr. Craner presented to and reviewed with the Board the Delinquent Tax Report dated November 5, 2024, prepared by Ted A. Cox, P.C. ("Cox"), the District's delinquent tax attorney, a copy of which is attached hereto as **Exhibit B**. It was noted that no Board action was required.

OPERATIONS AND MAINTENANCE REPORT

Mr. Dautrich presented to and reviewed with the Board the Operations and Maintenance Report dated November 11, 2024, a copy of which is attached hereto as **Exhibit C**.

Mr. Dautrich next provided a status report on the installation of the smart meters. In connection with the discussion regarding the fees associated with the monitoring services provided by Badger Meter, Inc., Mr. Dautrich noted that he would compile the list of regular fees so that the District can update its budget accordingly.

Mr. Dautrich next discussed the proposed installation of pressure sensors in the District's water system. Mr. Dautrich further reported that the project is on hold until BEC completes the update of the District's GIS map.

Mr. Dautrich then reported on the status of the initial PFAS testing, noting that no compliance issues were identified.

There was no action required by the Board at this time.

DEVELOPER REIMBURSEMENT AUDIT FOR FINAL PAYMENT TO URBAN WLY, LP. ("WLY")

Ms. Moran presented to and reviewed with the Board a Reimbursement Analysis, as prepared by Masterson, for the final disbursement of proceeds to WLY in accordance with same, a copy of the Reimbursement Analysis is attached hereto as **Exhibit D**. Following the discussion, Director Reyenga moved to: (i) approve the Reimbursement Analysis, as presented, and authorize the disbursement of proceeds to WLY; (ii) authorize the President to execute a Receipt and Indemnity on behalf of the Board and the District; and (iii) authorize SPH to accept and acknowledge WLY's Texas Ethics Commission Form 1295 on behalf of the Board and the District. A copy of the fully executed Receipt and Indemnity is attached hereto as **Exhibit E**. Director Ecklund seconded the motion, which unanimously carried.

BOOKKEEPER'S REPORT

Ms. Tesalonika presented to and reviewed with the Board the Bookkeeper's Report dated November 11, 2024, a copy of which is attached hereto as **Exhibit F**, including the disbursements presented for payment. A discussion ensued regarding the reallocation of District funds in various investment accounts, the use of District surplus funds, and whether the District should hold a bond election to increase its bond authority for future projects. After discussion, it was moved by Director Reyenga, seconded by Director Myers, and unanimously carried, that the Bookkeeper's Report be approved and the checks presented therein, be authorized for payment.

Mr. Dautrich exited the meeting during the discussion of the Bookkeeper's Report.

ADOPTION OF OPERATING BUDGET

Mr. Cranner suggested the Board defer consideration to amend the District's fiscal year 2025 Operating Budget until the amended Law Enforcement Services Agreements with the VAL and LOEN have been approved by the Board.

AUTHORIZE FILING OF EMINENT DOMAIN REPORT WITH THE TEXAS COMPTROLLER OF PUBLIC ACCOUNT

Mr. Cranner advised the Board that Chapter 2206 of the Texas Government Code requires an eminent domain database to be maintained and hosted by the Texas Comptroller of Public Accounts ("Comptroller"). Mr. Cranner further advised the Board that each public and private entity in the State of Texas authorized to exercise the power of eminent domain must file a report, as prescribed by the Comptroller, before February 1 of each year. Following discussion on the matter, Director Reyenga moved that SPH be authorized to prepare and file the required eminent domain report with the Comptroller prior to February 1, 2025. Director Myers seconded the motion, which passed unanimously.

DETENTION AND DRAINAGE FACILITIES REPORT

Mr. Miskimins presented to and reviewed with the Board a Detention and Drainage Facilities Report, dated as of November 11, 2024, a copy of the report is attached hereto as **Exhibit G**.

Mr. Miskimins next reported the completion of the retaining wall cinder block repairs around the three District lakes.

Mr. Miskimins then reported on the status of the replacement of the rusted-out drainage pipes located at Calico Falls Lane and Ballina Canyon Lane.

Mr. Miskimins next reported that the District's concrete drainage areas need to be cleaned. He then reported that there is an area on Clover Walk Lane in the community reserve that is receiving a considerable amount of run off. He was unable to locate the water source. After discussion, the Board authorized Champions to work with TNG to identify the water source for the runoff at Clover Walk Lane and report the findings to the Board at the December Board meeting.

Mr. Miskimins then presented to and reviewed with the Board Champions Proposal No. 23206 in the amount of \$1,917.09 to seal the cracks in the concrete at 5910 Lagunas Fall Drive, a copy of the form of proposal is attached to the Detention and Drainage Facilities Report. After discussion on the matter, Director Reyenga moved to approve Proposal No. 23206. Director Myers seconded the motion, which passed unanimously.

Ms. Moran and Ms. Tesalonika exited the meeting at this time.

COMMUNICATIONS REPORT

Ms. Russell presented to and reviewed with the Board the Communications Report dated November 11, 2024, a copy of which is attached hereto as **Exhibit H**.

Mr. Miskimins left the meeting during the discussion of the Communications Report.

ENGINEER'S REPORT

Mr. Chovanec presented to and reviewed with the Board a written Report on Engineering dated November 11, 2024, a copy of which is attached hereto as **Exhibit I** relative to the status of various projects within the District.

Mr. Chovanec next presented to and requested approval for the payment of two pay requests from Champions totaling \$3,021.09 for storm quality maintenance work completed, copies of the pay requests are attached to the Engineer's Report.

Mr. Chovanec then reported that Benchmark is updating the District's GIS map to reflect the locations of the water lines, fire hydrants, water valves and pressure sensors. He noted that he will present a final map at the December Board meeting.

After discussion, Director Reyenga moved to approve the pay requests from Champions totaling \$3,021.09. Director Ecklund seconded said motion, which unanimously carried.

ISSUANCE OF UTILITY COMMITMENTS

The Board deferred consideration of utility commitment requests after noting that no new requests had been received.

ATTORNEY'S REPORT

The Board next considered the Attorney's Report. In connection therewith, Mr. Craner informed the Board that SPH will be deferring discussion regarding the Environmental Protection Agency's Final National Primary Drinking Water Regulation for PFAS until the December meeting.

Mr. Craner then presented and reviewed with the Board correspondence from Masterson, relative to disclosure requirements imposed by the Municipal Securities Rulemaking Board ("MSRB") Rule G-10, a copy of which is attached hereto as **Exhibit J**. After discussion, the Board concurred to formally acknowledge receipt of said disclosure.

FUTURE AGENDAS

The Board next considered items for placement on future agendas. No specific agenda items, other than routine and ongoing matters, were requested.

ADJOURNMENT

There being no further business to come before the Board, upon motion made by Director Reyenga, seconded by Director Myers, and unanimously carried, the meeting was adjourned.



M. C. E.
Secretary

LIST OF EXHIBITS

Exhibit A	Tax Assessor-Collector Reports
Exhibit B	Delinquent Tax Report
Exhibit C	Operations and Maintenance Report
Exhibit D	Reimbursement Analysis
Exhibit E	Receipt and Indemnity
Exhibit F	Bookkeeper's Report
Exhibit G	Detention and Drainage Facilities Report
Exhibit H	Communications Meeting Report
Exhibit I	Engineer's Report
Exhibit J	MSRB Rule G-10 Annual Disclosure from Masterson Advisors LLC dated November 4, 2024