

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 383

June 4, 2025

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 383 (the "District") met in regular session, open to the public, at the offices of Municipal Accounts & Consulting, L.P., 1281 Brittmoore Road, Houston, Texas 77043, outside the boundaries of the District, on the 4th day of June, 2025, and the roll was called of the members of the Board being present:

John Porea	President
John J. Ryan	Vice President
Jeffrey Peters	Secretary
Jean M. Casagrande	Assistant Secretary
Jody Chouinard	Assistant Vice President

and all of the above were present, thus constituting a quorum.

Also attending the meeting in person were: Tyler Leggett of Municipal Accounts & Consulting, L.P. ("MAC"); Kristy Hebert of Tax Tech, Inc. ("Tax Tech"); James Parker of Pape-Dawson Engineers ("Pape-Dawson"); Scott Shelnutt of Municipal Operations & Consulting, Inc. ("MOC"); Patrick Kohleffel of Lake Pro, Inc. ("Lake Pro"); Michelle Kincer of Storm Water Solutions, LLC ("SWS"); and Adisa Harrington and Whitney Lington of Allen Boone Humphries Robinson LLP ("ABHR").

COMMENTS FROM THE PUBLIC

Director Porea offered any members of the public attending the meeting the opportunity to make public comment.

There being no members of the public requesting to make public comment, the Board moved to the next agenda item.

CONSENT AGENDA

The consultant reports were provided in advance of the meeting. Following review and discussion, Director Peters moved to approve the following items on the consent agenda: (1) the minutes of the May 7, 2025 regular meeting, as amended; (2) tax assessment and collection matters, including authorize the delinquent tax attorney to proceed with collection of delinquent taxes; (3) financial and bookkeeping matters; (4) operating matters; (5) channel and pond maintenance matters; (6) website and communications matters; and (7) direct that, where appropriate, items are filed

appropriately and retained in the District's official records. Director Casagrande seconded the motion, which passed unanimously. Copies of all reports approved as part of the consent agenda are attached.

ITEMS REMOVED FROM CONSENT AGENDA

There were no items removed from the consent agenda.

UPDATE FROM PUBLIC POWER POOL ON ELECTRICITY PROCUREMENT MATTERS

There was no discussion on this agenda item.

ADDITIONAL TAX MATTERS

The Board inquired about delinquent tax account collections.

The Board inquired about check no. 2321 in the amount of \$14,434.18, payable to Pulte Homes of Texas LP ("Pulte").

Ms. Hebert stated the preliminary 2025 assessed value of the District is \$993,10,348.00.

STORM WATER MANAGEMENT PLAN MATTERS, INCLUDING PROPOSALS FOR WORK

Ms. Kincer reviewed the detention facility maintenance report prepared by SWS, a copy of which is attached, and discussed recent bar screen cleanings performed by SWS. Discussion ensued.

ADDITIONAL CHANNEL AND POND MAINTENANCE, INCLUDING PROPOSALS FOR WORK

Mr. Kohleffel updated the Board on maintenance and repairs associated with District ponds, including replacement of the light set for the fountain lights at the Grove pond.

UPDATE ON WATERLINE LOOP EASEMENT ACQUISITION MATTERS AND TAKE APPROPRIATE ACTION

Ms. Harrington updated the Board on the easements needed for the proposed waterline loop behind the CVS located on Champion Forest Drive. Discussion ensued regarding compensation to be paid to property owners for the water line loop easements.

Following discussion, Director Peters moved to use the compensation methodology recommended by Property Acquisition Services, LLC ("PAS"), and to authorize PAS to send initial easement offer letters to the landowners. Director Casagrande seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Parker reviewed the engineering report, a copy of which is attached.

Mr. Parker and Ms. Harrington updated the Board on the revised path for the proposed waterline loop behind the CVS located on Champion Forest Drive.

Mr. Parker updated the Board on construction of the detention pond located at Boudreaux Business Park.

Mr. Parker updated the Board on the construction of District water and sanitary sewer facilities to serve the NewQuest retail tract. Mr. Parker stated Pape-Dawson is reviewing plans for the project. Discussion ensued and the Board requested that Pape-Dawson follow up with NewQuest regarding construction of the project.

Mr. Parker updated the Board on construction of the third water well. Mr. Parker then recommended approval of Pay Estimate No. 7 from W.W. Payton Corporation ("W.W. Payton") in the amount of \$1,378,723.50, with the District's share being \$751,542.18. The Board inquired about payment from Harris County Municipal Utility District No. 367 ("MUD 367") for the project.

Mr. Parker updated the Board on requests for utility commitments, as reflected in the engineer's report. Ms. Harrington updated the Board on the utility commitment request from O'Reilly Auto Parts. Mr. Parker stated Pape-Dawson received a request from Mavis Tires & Brakes ("Mavis") for District service for 2 equivalent single-family connections ("ESFC's"). Mr. Parker stated Mavis has submitted a utility commitment deposit and plans for the project.

Mr. Parker stated Pape-Dawson is still reviewing options for maintaining the wastewater treatment plant's capacity during major repairs.

Mr. Parker updated the Board on the NewQuest detention pond and stated Pape-Dawson is requesting an appraisal of the detention pond site.

Following review and discussion, and based on the District engineer's recommendation, Director Peters moved to: (1) approve the engineer's report; (2) approve Pay Estimate No. 7 from W.W. Payton in the amount of \$1,378,723.50, with the District's share being \$751,542.18, for the construction of the third water well; and (3)

approve 2 ESFCs for Mavis and the related utility commitment letter. Director Casagrande seconded the motion, which passed unanimously.

ADDITIONAL BOOKKEEPING MATTERS

Mr. Leggett discussed funds received from MUD 367 in relation to the Joint Water Plant budget.

Mr. Leggett discussed cybersecurity safeguards and precautions used by MAC to protect Districts funds. The Board discussed implementing Positive Pay to deter check fraud. Mr. Leggett reviewed the associated costs for Positive Pay.

Following review and discussion, Director Peters moved to authorize MAC to add Positive Pay to the District's accounts. Director Casagrande seconded the motion, which passed unanimously.

NORTH HARRIS COUNTY REGIONAL WATER AUTHORITY ("NHCRWA") MATTERS

The Board discussed the NHCRWA June meeting.

The Board inquired about state legislation that could potentially impact municipal utility districts.

ADDITIONAL TAX MATTERS (CONTINUED)

Ms. Hebert updated the Board on check no. 2321 in the amount of \$14,434.18, payable to Pulte.

ADDITIONAL OPERATING MATTERS

Mr. Shelnutt updated the Board on the sanitary sewer manhole survey.

Mr. Shelnutt updated the Board on replacement of the fence at water plant no. 3 and discussed potential costs for the replacement of the fence. Mr. Shelnutt stated the replacement of the fence will be put on hold until the construction of water well no. 3 is closer to completion. The Board inquired about maintenance of the area adjacent to the water plant no. 3 fence.

Mr. Shelnutt presented a list of delinquent customers to the Board and reported the customers on the termination list were delinquent in payment of their water and sewer bills and were given written notification, in accordance with the District's Rate Order, prior to the meeting of the opportunity to appear before the Board of Directors to

explain, contest, or correct their bills and to show why utility services should not be terminated for reason of non-payment.

Mr. Shelnutt updated the Board on cloth filter replacements for the effluent treatment system at the wastewater treatment plant. Discussion ensued regarding deficiencies associated with the cloth filters received for the replacements and next steps for completing the project. The Board requested for MOC to hold payment on the project until the deficiencies are resolved.

Mr. Shelnutt updated the Board on painting of the electrical boxes located at North Lake pond.

Following review and discussion, Director Peters moved to authorize termination of delinquent accounts, in accordance with the District's Rate Order, and direct that the delinquent customer list be filed appropriately and retained in the District's official records. Director Casagrande seconded the motion, which passed unanimously.

The minutes from the most recent Operations Subcommittee meeting were provided to the Directors prior to the meeting and are attached.

AUTHORIZE RENEWAL OF DISTRICT'S INSURANCE POLICIES

Ms. Harrington stated the District's current insurance policies with Arthur J. Gallagher & Co. ("Gallagher") expire on August 1, 2025, and the Board may renew the policies or request proposals from additional insurance brokers. Discussion ensued and the Board concurred not to request proposals from additional insurance brokers. Ms. Harrington stated that ABHR will provide Gallagher's renewal proposal to Director Casagrande upon receipt, for review prior to the next Board meeting.

REPORTS FROM DIRECTORS AND DISTRICT CONSULTANTS ON DISTRICT MATTERS

The Board discussed attendance at the upcoming Association of Water Board Directors summer conference.

The Board discussed posting information regarding the construction of water well no. 3 on the District website and in the Stable magazine

Director Casagrande updated the Board on the May Gleannloch Farms Community Association meeting.

ATTORNEY'S REPORT

Ms. Harrington discussed the Gleannloch Pines golf course and stated Golf GPines LLC ("Golf GPines") will be purchasing the Gleannloch Pines golf course. Ms. Harrington

then reviewed the following documents associated with the sale of the golf course: (i) Assignment and Assumption of Effluent and Emergency Water Agreement between the District, Gleannloch Pines, Ltd. ("Gleannloch Pines") and Golf GPines; and (ii) Assignment of Alternative Water Use Incentive Agreement between the District, Gleannloch Pines, Golf GPines and NHCRWA. Discussion ensued regarding the current Effluent and Emergency Water Supply Agreement between the District and Gleannloch Pines and related matters.

Following review and discussion, Director Peters moved to: (1) approve the Assignment and Assumption of Effluent and Emergency Water Agreement, subject to finalization;; (2) approve the Assignment of Alternative Water Use Incentive Agreement, subject to finalization; and (3) direct that the Agreements be filed appropriately and retained in the District's official records;. Director Casagrande seconded the motion, which passed unanimously.

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

(SEAL)




Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

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ACTION LIST

Action Item/Date Assigned	Status/Comments
Tax Tech	
MAC/MFS	
Add Positive Pay to the District account (6/4/25)	
Request additional deposit from Boudreaux Business Park for District engineering fees associated with construction of detention pond (10/2/24)	12/4/24 – Invoiced for an additional \$20,000 3/5/25 – Pape-Dawson to follow up
MOC	
Hold payment on cloth filter replacement project until deficiencies are resolved (6/4/25)	
Prepare proposal for the replacement of the water plant fence (4/2/25)	
Pape-Dawson	
Follow up with NewQuest regarding construction of water and sanitary sewer facilities to serve the NewQuest retail tract (6/4/25)	
Prepare construction timeline for water well no. 3 (4/2/25)	
Monitor gas levels at water well no. 3 (10/2/24)	12/4/24 – Pape-Dawson to design gas treatment equipment, subject to final approval of scope of work by the Operations Subcommittee
Obtain documentation/information needed to evaluate NewQuest's request for reimbursement of detention pond construction costs (11/1/23)	4/2/25 – Pape-Dawson to obtain survey of the detention pond site
GLAMCO	
Fertilize district detention ponds and facilities, per the proposal approved at the 4/2/25 meeting (4/2/25)	
Prepare proposals for District facility repairs found during the December site inspection with Pape-Dawson (12/4/24)	
Remove tree roots along Crescent Clover pond (10/2/24)	10/2/24 - Board authorized GLAMCO to remove tree roots at a cost not to exceed \$5,000 1/6/25 – Board authorized not to exceed amount to be increased to \$7,000

Action Item/Date Assigned	Status/Comments
Lake Pro	
Storm Water Solutions	
Double Eagle	
Review rotting posts located at Dove Manor pond (3/6/25)	
Review sinkhole located at the Grove (3/6/25)	
Directors	
KGA/DeForest	
Touchstone	
ABHR	
Obtain insurance renewal proposal from Gallagher (5/7/25)	
Public Power Pool (P3)	
McCall Gibson	