

MINUTES OF MEETING OF BOARD OF DIRECTORS  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 433  
NOVEMBER 14, 2018

THE STATE OF TEXAS  
COUNTY OF HARRIS  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 433

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The Board of Directors (the "Board") of Harris County Municipal Utility District No. 433 (the "District") met in regular session, open to the public, at Mischer Investments, 9 Greenway Plaza, Suite 2900, Houston, Harris County, Texas 77046, on November 14, 2018, at 11:30 a.m. whereupon the roll was called of the directors, to-wit:

Walt Doyle, President  
Scott Forbes, Vice President  
Jordan Williams, Secretary  
Taylor Cavnar, Treasurer,  
Louis R. Evans, Assistant Secretary

All members of the Board were present. Also attending all or parts of the meeting were Ms. Pamela Logsdon of Avanta Services; Ms. Ana Duarte of Tax Tech, Inc. ("Tax Tech"); Mr. Jason Demel of Inframark ("Inframark"); Ms. Keli Schroeder of Brown & Gay Engineers, Inc. ("BGE"); Mr. Jerry Schroeder of Champions Hydro-Lawn ("Champions"); Mr. Randy Corson of Mischer Investments, LP ("Mischer"), developer for the District; and Mr. Neil Thomas and Ms. Brenda Presser of Norton Rose Fulbright US LLP ("NRF").

The meeting was called to order and, in accordance with notice posted pursuant to law, copies of certificates of posting of which are attached hereto as *Exhibit A*, the following business was transacted.

1. **Ratify Actions of the Board at the Meeting of September 12, 2018.** Mr. Thomas reported there was a posting issue for the September 12, 2018 meeting, which does not invalidate action previously taken but requires ratification of those actions at a posted meeting. Upon motion by Director Forbes, seconded by Director Evans, after full discussion and the question being put to the Board, the Board voted unanimously to ratify actions taken by the Board at the meeting held September 12, 2018.

2. **Minutes.** The President opened discussion as to the minutes of the meeting of October 10, 2018, previously distributed to the Board. Upon motion by Director Evans, seconded by Director Williams, after full discussion and the question being put to the Board, the Board voted unanimously to approve the minutes of the meeting of October 10, 2018.

3. **Tax Assessor and Collector Report and Payment of Bills.** The President recognized Ms. Duarte, who presented to and reviewed with the Board the Tax Assessor/Collector's report for November 14, 2018, a copy of which is attached hereto as *Exhibit B*. She noted that to date the District had collected .21% of its 2018 taxes. Upon motion by Director Forbes, seconded by Director Williams, after full discussion and the question being put to the Board, the Board voted unanimously to accept the Tax Assessor/Collector's Report and to authorize the payment of the checks listed therein.

4. **Bookkeeper's Report and Payment of Bills.** The President recognized Ms. Logsdon, who presented to and reviewed the Bookkeeper's Report, and summary of cash transactions for the period of October 1, 2018 to November 14, 2018, copies of which are attached hereto as *Exhibit C*. Upon motion by Director Williams, seconded by Director Forbes, after full discussion and the question being put to the Board, the Board voted unanimously to accept the Bookkeeper's Report, and to authorize payment of the checks in the amounts and to the persons listed in the Report.

5. **Operations Report.** The President recognized Mr. Demel, who presented to and reviewed with the Board the Operator's Report for the month of October 2018, a copy of which is attached hereto as *Exhibit D*.

Mr. Demel reviewed maintenance and repair projects. He presented and reviewed a proposal from Alvin Contracting for \$3,989.00 for guardrail repairs at Lift Station No. 1, a copy of which is attached to the Operations Report.

Mr. Demel reported that since the last meeting, 17 door hangers were distributed on delinquent accounts of which four accounts were disconnected for non-payment and the remainder have since been paid.

Upon motion by Director Forbes, seconded by Director Evans, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Operations Report, to authorize termination of delinquent accounts pursuant to the terms of the Rate Order, and to approve the proposal from Alvin Contracting for \$3,989.00 for guardrail repairs at Lift Station No. 1.

6. **Engineer's Report.** The President recognized Ms. Schroeder, who presented to and reviewed with the Board the Engineer's Report, a copy of which is attached hereto as *Exhibit E*.

Ms. Schroeder updated the Board on Bond Application No. 7 and reviewed a revised cost summary and discussed reimbursement to the developer and deferring expansion of the wastewater treatment plant to a future bond application.

Ms. Schroeder discussed a sinkhole in Cypress Creek Lakes, Section 25 and noted that Inframark has staked the area next to the storm sewer box. She stated that Harris County found separated joints that will be sealed. Also, she said that clear water was running through the joints and BGE is coordinating with Inframark to discover the source of the leak. She noted that the leaking water was determined to be non-chlorinated water.

Upon motion by Director Forbes, seconded by Director Williams, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Engineer's Report.

7. **Report on Drainage Facilities.** The President recognized Mr. Schroeder, who presented to and reviewed with the Board the detention and drainage facilities report from Champions Hydro-Lawn, Inc., a copy of which is attached hereto as *Exhibit F*. Mr. Schroeder noted that irrigation lines will be drained for Winter.

Discussion ensued regarding internal drainage channels retaining water and Mr. Schroeder responded that he will coordinate with BGE to determine flow issues. Upon motion

by Director Forbes, seconded by Director Evans, after full discussion and the question being put to the Board, the Board voted unanimously to approve the report on drainage facilities.

8. **Approve EarthCare Management Proposals.** President Doyle reviewed a proposal for bed enhancements and seasonal change outs for \$10,215.00 for Cypress Plaza Parkway Medians, a copy of which is attached as *Exhibit G*. Discussion ensued. Upon motion by Director Williams, seconded by Director Forbes, after full discussion and the question being put to the Board, the Board voted unanimously to approve the proposal.

President Doyle reviewed and discussed a proposal from EarthCare Management for improvements to the District's lot on Sarah Lane, a copy of which is attached as *Exhibit G-1*. He noted that the Property Owners Association will be responsible for maintenance. Following review and discussion, the Board requested a re-design to include a type of trail and fewer trees. President Doyle stated that he will obtain a new proposal. No action was taken by the Board.

9. **Developer's Report.** Mr. Corson updated the Board on commercial development. He stated that the Mischer projects are primarily complete and that billboards and banners are in process of being removed.

10. **Other Consultant Reports.** There were no other consultant reports.

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD, the meeting was adjourned.

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The foregoing minutes were passed and approved by the Board of Directors on November 14, 2018.



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President, Board of Directors

ATTEST:



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Secretary, Board of Directors

