

MINUTES OF MEETING OF BOARD OF DIRECTORS  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 433  
MARCH 13, 2019

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 March 13, 2019, 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, except Director Evans, thus constituting a quorum. 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"); Mr. Ethan Demary of Brown & Gay Engineers, Inc. ("BGE"); Mr. Josh Fort of Champions Hydro-Lawn ("Champions"); 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. **Minutes.** The President opened discussion as to the minutes of the meeting of February 13, 2019, previously distributed to the Board. Upon motion by Director Forbes, seconded by Director Cavnar, after full discussion and the question being put to the Board, the Board voted unanimously to approve the minutes of the meeting of February 13, 2019.

2. **Authorize delinquent tax attorney to enforce the collection of delinquent taxes.** Mr. Thomas stated that the District has an evergreen contract with Perdue, Brandon Fielder, Collins & Mott, LLP, for delinquent collections. He stated that each party can terminate upon 30 days' written notice, otherwise the contract automatically rolls over for another one-year term. He reminded the Board that attorney fees are paid with the additional 20% penalty charged for delinquent accounts in addition to other penalties. No action was taken by the Board.

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 February 13, 2019, a copy of which is attached hereto as *Exhibit B*. She noted that to date the District had collected 98.19% of its 2018 taxes. 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 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 February 1, 2019, to March 13, 2019, copies of which are attached hereto as *Exhibit C*. 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 Bookkeeper's Report, and to authorize payment of the checks in the amounts and to the persons listed in the Report.

5. **Approve Resolution Authorizing Request for Certificate of Estimated Assessed Valuation.** Mr. Thomas presented a resolution authorizing the District's tax assessor/collector to obtain a Certificate of Estimated Assessed Value as of March 15, 2019, a copy of which is attached hereto as *Exhibit D*. 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 Resolution Authorizing Request for Certificate of Estimated Assessed Valuation.

6. **Operations Report.** The President recognized Mr. Demel, who presented to and reviewed with the Board the Operator's Report for the month of January 2019, a copy of which is attached hereto as *Exhibit E*.

Mr. Demel reviewed the maintenance and repair projects for the month.

Mr. Demel reported that since the last meeting, 23 door hangers were distributed on delinquent accounts. Two accounts were disconnected for non-payment, one account is being checked for illegal usage, and the remainder have since been paid.

Mr. Demel noted the District's accountability is at 102% and the District is only receiving surface water. He stated that he has contacted West Harris County Regional Water Authority and requested that they check their meter.

Upon motion by Director Forbes, seconded by Director Cavnar, 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

7. **Cypress Creek Lakes electrical repairs.** President Doyle reported that the Board had not received all of the invoices in connection with approval last month of the electrical repairs on Cypress Creek Bend Lane and Tuckerton. He stated that he submitted the invoices and illustrations of boring and conduit work to the District's engineer, who concurred with the charges on the invoices. A copy of the invoices and illustrations are attached as *Exhibit F*. Upon motion by Director Forbes, seconded by Director Cavnar, after full discussion and the question being put to the Board, the Board voted unanimously to approve the invoices for electrical repairs at Cypress Creek Bend Lane in the amount of \$13,808.37.

8. **Engineer's Report.** The President recognized Mr. Demary, who presented to and reviewed with the Board the Engineer's Report, a copy of which is attached hereto as *Exhibit G*.

Discussion ensued regarding conveyance of 3.828 acres from Mischer to the District. Mr. Demary reported on a pipeline and plumes beneath the surface and that Tolunay Wong has prepared environmental reports. Mr. Thomas requested that the engineer provide a copy of the environmental reports for review in connection with the conveyance.

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

9. **Report on Drainage Facilities.** The President recognized Mr. Fort, 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 H*.

Mr. Fort discussed a proposal for nutria removal for a one-time mobilization and set up fee of \$915.00 and \$85 per nutria. He reported that snakes have also been sited and the same cost applies to the removal of the snakes. The District will be billed monthly for the number of nutria and/or snakes removed.

Mr. Fort presented a proposal for weed treatment for IDC 2 through 5, 45.81 acres, for a cost of \$9,212.00. He stated the treatment will take approximately five days.

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 report on drainage facilities, to approve the proposal for nutria and snake removal, and to approve the proposal for weed treatment for IDC 2 through 5.

10. **Approve EarthCare Management Proposal(s).** No action was required by the Board.

11. **Approve addendum to Lake Pro General Services Agreement.** Mr. Thomas reported that NRF notified LakePro of the Board's request for an addendum to the General Services Agreement that authorizes repairs up to \$1,500, and any repairs above that amount or outside the scope of the General Services Agreement would require approval by the Board. He stated that LakePro had responded that they will present a proposal to the Board for any non-emergency repairs exceeding \$1,500.

12. **Discuss fence and gate on Sarah Bluff lot.** President Doyle discussed feedback from residents regarding the fence installed on the District's lot on Sarah Bluff. He reported that he spoke with the Superintendent of Campuses for Cypress Independent School District ("CISD"), who responded that for safety and security reasons CISD does not want a gate. Discussion ensued regarding concerns for safety of the school children as well as residents if a gate were installed. The Board concurred to not install a gate.

13. **Developer's Report.** No report was presented to the Board.

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

The Board discussed recent security issues and the addition of another constable. President Doyle reported that Harris County Municipal Utility District No. 374 is investigating entering an Interlocal Agreement for Law Enforcement Services and requesting the District's interest in paying half the cost. No action was taken by the Board.

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 April 10, 2019.

  
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President, Board of Directors

ATTEST:

  
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Secretary, Board of Directors

