

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 61**  
**Minutes of Meeting of Board of Directors**  
**September 24, 2024**

The Board of Directors of Harris County Municipal Utility District No. 61 met at 1825 N. Mason Road, Katy, Harris County, Texas 77449 on September 24, 2024, in accordance with the duly posted notice of meeting, and the roll was called of the duly constituted officers and members of said Board of Directors, as follows:

Wheeler BeMent, President  
Billy Lowery, Vice-President  
W.R. Lusby, Secretary  
Floyd J. Ball, Assistant Secretary  
William Evans, Director

And all of said persons were present, except Director BeMent, thus constituting a quorum.

Also present were Jonathan Liu and Anna Hunter of A&S Engineers, Inc. (“A&S”); Lonnie Wright and Claudia Garza of Municipal Operations & Consulting, Inc. (“MOC”); Vanessa Hernandez of Myrtle Cruz, Inc.; Stephanie Dorough of Wheeler & Associates, Inc.; Christine Crotwell of Masterson Advisors, LLC (“Masterson”); Deputy Sam Bhullar and Deputy Jason Yentor of Harris County Sheriff’s Office (“HCSO”); and David M. Marks and Jacquelyn Goodwin of Marks Richardson PC (“MRPC”).

The Vice-President called the meeting to order.

As the first order of business, the Board considered comments from members of the public. No one present signed up to address the Board.

The Board next considered approval of the minutes of the Board of Directors meeting held on August 27, 2024. After discussion, Director Ball made a motion to approve the minutes of the meeting held on August 27, 2024, as presented. Director Evans seconded the motion, which unanimously carried.

The Board next considered a report relative to security patrol services provided by the Harris County Sheriff’s Office. Director Lowery reported on activity in the District for the month of August. Deputy Bulhar introduced himself to the Board and stated that he was recently assigned to the District’s contract. Deputy Yentor also introduced himself and stated that he has been working on the District’s contract for a couple of months.

The Board next deferred consideration of a report from FEEC relative to mowing and detention pond maintenance within the District as the Board noted that a representative from FEEC was not in attendance at today’s meeting.

The Board next considered a discussion of the District’s parks. Director Ball stated that the tree stump has been ground. He also noted that the installation of the trash receptacle on the west end of Colonial Park is in process. Director Ball stated that he observed another Cypress tree appearing to be in poor condition but recommended holding off until spring to take any action on the matter.

The Board next considered the status of surface water issues and the West Harris County Regional Water Authority (“WHCRWA”). Director Evans gave a brief update on the WHCRWA and noted that the WHCRWA voted to not increase the current Groundwater Reduction Plan and Surface Water Fees in January.

The Board next considered the engagement of an auditor to prepare the District's audit report for the fiscal year ending October 31, 2024. Ms. Goodwin presented the attached two-year engagement letter with Mark C. Eyring, CPA, PLLC (“Eyring”) for the fiscal year ended October 31, 2024. She advised that Mr. Eyring's fee for the preparation of the audit report is estimated at \$13,150 per year and \$2,000 for the Williamsburg Water Plant. After discussion, Director Lowery made a motion to approve the engagement of Eyring to prepare the District's audit report for the fiscal year ending October 31, 2024, as discussed above. Director Evans seconded the motion, which carried unanimously.

The Board next considered the financial and investment reports and invoices presented for payment. Ms. Hernandez reviewed the attached bookkeeping reports, investment inventory reports and bills for payment with the Board. After review and discussion, Director Lowery made a motion to approve the reports and authorize the disbursements identified therein. Director Evans seconded the motion, which unanimously carried.

The Board next considered the status of collection of taxes. Ms. Dorrough reviewed the attached tax assessor’s report and the delinquent tax roll for the month of August. She noted that 99.77% of the District’s 2023 taxes had been collected through August 31, 2024. After review and discussion of the reports, Director Ball made a motion to approve the reports and authorize the disbursements identified therein. Director Evans seconded the motion, which unanimously carried.

There was next a discussion regarding the status of the District’s delinquent tax accounts. The Board reviewed the attached Delinquent Collections Listing as of August 31, 2024. The Board next reviewed the attached report dated September 24, 2024, which had been prepared by the District’s delinquent tax attorney, Perdue, Brandon, Fielder, Collins & Mott, L.L.P.

The Board next received the Financial Advisor’s recommendation concerning the establishment of the District’s 2024 tax rate and the consideration of a proposal of the District’s 2024 tax rate. Ms. Crotwell reviewed the attached 2024 Debt Service Tax Rate Recommendation, which included the financial advisor’s recommendation that the District levy a 2024 total combined tax rate of \$0.41, consisting of \$0.26 debt service tax and \$0.15 maintenance tax. The Board discussed the recommendation. Ms. Crotwell noted that the recommended rate is below the rollback rate. After discussion, Director Ball made a motion to authorize the District’s Tax Assessor/Collector to publish notice of a public hearing on the adoption of a combined proposed 2024 tax rate of \$0.44 per \$100 of assessed valuation, consisting of \$0.29 debt service tax and \$0.15 maintenance tax to be held at the District’s next regular meeting. Director Lowery seconded said motion, which unanimously carried.

The Board next considered authorizing the design, advertisement for bids and/or award of construction contracts, status of construction contracts previously awarded and acceptance of sites and easements.

The Board next considered authorizing the preparation of plans for construction of Water Plant No. 2. Mr. Liu stated that A&S is waiting on land acquisition to proceed with design plans.

The Board next deferred the status of construction contracts as the District does not have any current construction projects.

The Board next considered the acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District. No one present had anything new to report.

The Board next considered the status of storm water quality permits. Mr. Liu stated that A&S submitted the storm water quality permit renewal application to Harris County for the Mason Ranch Detention Pond. He stated that the other storm water quality permits are all up to date.

The Board next discussed the WHCRWA water line easement acquisition. Mr. Liu reported that A&S is coordinating with the WHCRWA on the surface water line.

The Board next considered the status of the proposed Dhanani/Burger Bodega tract. Mr. Liu stated that A&S informed the applicant of the annexation requirements and provided the utility plan exhibit.

The Board next considered the status of Gatwick Lane Improvements. Mr. Liu stated that the project was approved by the required agencies. Director Ball suggested keeping the project on hold as he has some concerns as to how effective the project would be and would like to save money for the Water Plant. Mr. Liu stated that approvals from Harris County are valid for approximately two (2) years if the Board would like to discuss the matter at a future date.

The Board next considered the issuance of utility commitments, including the request for utilities to serve the Golbow tract. Mr. Liu reported that A&S requested additional information concerning the proposed battery plant at 2014 N. Mason Road but have not received a response.

The Board next considered the status of the Colonial Park pond fountains. Mr. Liu stated that Lake Management Services ("LMS") completed scheduled maintenance on September 9, 2024 and inspected fountains, lights and timers which are all functioning properly.

Mr. Liu reported that A&S received a request for expansion from Skybox. He stated that A&S is working with the applicant on capacity and any necessary facility improvements for the expansion.

Mr. Liu reported that A&S received a request for water service at 22302 Franz Road for a single-family home. The Board requested that A&S obtain more information regarding the request.

The Board next deferred review and approval of a Service Maintenance Agreement with Lake Management Services, L.P. until next month's meeting.

The Board next considered a report on the District's water, sanitary sewer, and storm sewer systems for the month of August. Mr. Wright reported that the District accounted for 97% of the water pumped during the month of August and that MOC operated the District's facilities in compliance with their respective permits.

Mr. Wright presented operation jobs completed over the past month and reviewed same with the Board.

Mr. Wright reported that the soccer net was replaced at Dunmore Park as requested by the Board.

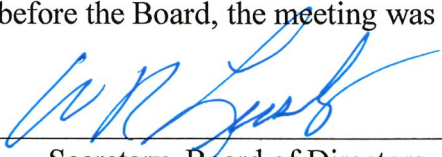
The Board next considered the report on the regional sewage treatment plant, including compliance with the wastewater discharge permit. Mr. Wright stated that MOC operated the facilities in compliance with the plant permit, and the plant operated at 58% of capacity for the month of August.

The Board next entered into Executive Session at 6:40 p.m. to discuss real property matters pursuant to §551.072, Texas Government Code. The Board returned from executive session at 6:52 p.m.

The Board next considered taking action regarding matters related to real property matters pursuant to §551.072, Texas Government Code or pending or contemplated litigation or a settlement offer pursuant to §551.071, Texas Government Code. After discussion, Director Lowery made a motion to approve an engagement letter from Wilson, Cribbs & Goren for legal services related to the Water Plant site. Director Ball seconded the motion, which unanimously carried.

The Board next considered matters for possible placement on future agendas.

There being no further business to come before the Board, the meeting was adjourned.

  
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Secretary, Board of Directors

ATTACHMENTS TO MINUTES OF BOARD OF DIRECTORS  
September 24, 2024

1. Engagement Letter from Mark C. Eyring, CPA, PLLC
2. Bookkeeper's Report
3. Tax Assessor-Collector's Report
4. Delinquent Tax Report
5. Tax Rate Recommendation
6. Engineer's Report with related correspondence
7. Operations Report and related correspondence