

**MINUTES OF REGULAR MEETING  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 191  
May 25, 2022**

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS       §

The Board of Directors of Harris County Municipal Utility District No. 191 of Harris County, Texas, met in **regular session**, open to the public, beginning at **6:30 PM** on **May 25, 2022**, at the **Champions MPC Clubhouse, 13719 Champions Centre Drive, Houston, Texas 77069**). The roll was called of the duly constituted officers and members of the Board, to-wit:

Robert Price	President
Ronald Morrison	Director
Rob Harris	Secretary
Vaughan G. Miller	Treasurer
Ronald Young	Assistant Secretary and Director

and all were present, except Mr. Price and Mr. Morrison, thus constituting a quorum. Also present were Ms. Patty Rodriguez of Bob Leared Interests; Mr. Rich Rankin of H2O Innovation Maintenance and Operation LLC; Mr. James Dougherty, attorney for the District; Deputy Jose Rivera of the Harris County Precinct 4 Constable's Office; and Timothy Hardin of Langford Engineering, Inc. Ms. Claudia Redden of Claudia Redden & Associates joined the meeting shortly after it began.

**1. Constable/Patrol/County Matters.** Deputy Rivera gave a brief Constable report. He reported the statistics and mentioned some minor incidents.

**1A. Officer Qualifications, etc.** At the end of the meeting, the attorney presented certificates of election and the documents for the successful candidates for the May 2022 Directors election (Vaughan G. Miller and Ronald Young) to qualify for office. At that point they each signed their written statements, which were immediately filed. They then signed and swore to their oaths of office and signed their official bonds, which were also filed.

**2. Regular Subjects, Minutes and Consent Agenda**

**a. Bookkeeping and financial matters.** Ms. Redden presented the bookkeeper's report. She mentioned that interest earnings at TexPool were going up, and she reviewed balances in various accounts. There was a motion to accept the bookkeeper's report and approve and authorize the checks presented, plus the per diem checks for the special meeting. The motion was seconded, and all voted in favor. There was also a motion to receive and approve the investment report submitted by the Investment Officer and order that a written instrument be adopted and shown on the report to state that the Board had: (i) received and approved the report; (ii) reviewed the District's investment policy and investment strategies and decided to make no changes to them. The motion was seconded, and all voted in favor. Finally, there was a motion to approve the Texas unclaimed property report and payment. That motion was seconded, and all voted in favor.

**b. Tax Assessor-Collector.** Ms. Rodriguez presented the Tax Assessor-Collector's report. She reported on payment of large delinquencies on accounts for the hotel property on SH 249, and she advised the Board that she and the attorney had completed the draft agreement to transfer the tax collector contract from Bob Leared to BLICO, Inc. Director Miller moved to approve and authorize the agreement, and all voted in favor. Mr. Miller also moved to accept the tax assessor-collector's report and authorize the checks on the Tax Account that had been prepared. The motion was seconded, and all voted in favor.

**c. Legal matters.** There was no action taken.

**d. Utility operations.** Mr. Rankin presented a written operator's report. He mentioned the pending Consumer Confidence Report. There was a brief discussion, followed by a motion to authorize

the operator to complete the report (using the TCEQ form, in consultation with the attorney) and authorize distribution by electronic means as allowed by TCEQ rules. ‘

*The Board opened a public hearing for any persons present to be heard to show cause why their water service should not be terminated for non-payment of utility bills. The operator reported that the hearing notice was given for each account on the list of proposed terminations. It was noted that no persons were present to be heard, and the public hearing was closed. The operator recommended service terminations for the accounts on the list in accordance with the District’s standard operating procedures. It was then duly moved and seconded that: (i) the amount shown for each account on the list of proposed service terminations be found to be correct, (ii) although notice of that night’s hearing was given to each person on the list, no one appeared, and (iii) water service be authorized to be terminated to the accounts listed, in accordance with the District’s standard operating procedures. The motion carried by unanimous vote.*

There was a motion to approve the operator’s report. The motion was seconded, and all voted in favor. The attorney briefed the Board on the pending lawsuit, *Mousa v. H2O Innovation, et al.*, and there were several questions and a discussion. After the discussion, there was a motion to make a formal request to the operating company to defend and indemnify the District--and activate the “additional insured” coverage for the District—all as required by the contract between the District and the operating company. The motion was seconded, and all voted in favor (adopted 3-0).

*e. Minutes.* There was a motion to approve four sets of minutes (March 8, March 23, April 19 and April 27, 2022). The motion was seconded, and all voted in favor.

**3. Water and Sewer Matters.** Water and sewer matters were discussed during the Engineering & Projects section of the meeting.

**4. Engineering & Projects.** Mr. Hardin presented the engineer’s report. He said he had not heard from the commercial developers for the project on SH 249, and he gave a brief update on the Cabo Bob’s restaurant project. He said a signature was required for the application to TCEQ to renew the WWTP discharge permit. There was a motion to authorize the Treasurer to sign the application on behalf of the District. The motion was seconded, and all voted in favor. There was a motion to approve the engineer’s report. The motion was seconded, and all voted in favor.

**5. Energy, Streetlights, Etc.** There was no action taken.

**6. FM 1960 Project.** There was a brief update about the easements and surveying for the project during the engineer’s report.

**7. Records, Communications, Meetings, etc.** There was no action taken

**(Adjournment)** The meeting adjourned at approximately 7:42 PM.

(SEAL)

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Secretary, Board of Directors