

**MINUTES OF REGULAR MEETING  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 191  
June 22, 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 **June 22, 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 (resigned)
Rob Harris	Secretary
Vaughan G. Miller	Treasurer
Ronald Young	Assistant Secretary and Director

and all were present, except Mr. Morrison (resigned), 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; Ms. Sarah Redden of Claudia Redden & Associates; and Ms. Debbie Umphry, a resident of the District. 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 presented statistics and mentioned that a reported theft of flowers was not within the District and that a reported burglary was actually in the City of Houston.

**1A. Officer Qualifications, etc.** The President recognized Ms. Umphry, who explained <sup>7/22/22</sup> that she had an interest in serving as a Director. She said she had lived in her current house (in the ~~Mirage~~ subdivision) for six years, and before that she had lived in Champions Park North. She said her work experience was in the technology industry (most recently with the Lenovo firm), and her father had been in the construction industry. She said she wanted to get more involved in the community.

There was a motion accept the resignation of Ronald Morrison, effective as of the day stated in his resignation letter. The motion was seconded, and all voted in favor. The President asked that the attorney send out information about an appointment to fill the vacancy.

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

**a. Bookkeeping and financial matters.** Later in the meeting, Ms. Redden presented the bookkeeper's report. She reported that interest earnings at TexPool were going up more quickly than before and she reviewed various balances, including the "sweep" account at Central Bank. She mentioned an increase in the incidence of check fraud, often involving stolen checks that have had the payee's name changed.

Mr. Miller moved 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.

Mr. Harris moved to accept the bookkeeper's report and approve and authorize the checks presented. The motion was seconded, and all voted in favor.

**b. Tax Assessor-Collector.** Ms. Rodriguez presented the Tax Assessor-Collector's report. There was a question about a large payment to the delinquent tax attorney. She explained that it was based on

collection of large delinquencies on accounts for the hotel property on SH 249. The President signed duplicate originals of the previously approved agreement to transfer the tax collector contract from Bob Leared to BLICO, Inc., and one fully-signed original was returned to Ms. Rodriguez.

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

*d. Utility operations.* Mr. Rankin presented a written operator's report. He discussed an excursion at the STP and described a monitoring device that would help prevent excursions, but, he said, there were management steps that should prevent such excursions in the future. He said the excursion was reported to TCEQ and was classified as minor.

The President asked about reports of check fraud. There was a discussion of the problem and possible ways to avoid losses, many of which seemed to be involved with community mailboxes. Mr. Rankin said he would check on the night deposit box maintained by H2O.

There were questions about grease trap inspections, including the Marcos Pizza location, the U-Haul location (which had an "inherited" grease trap acquired with the former convenience store) and others. The President asked about the protocol for getting access and inspecting.

*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, except the Dimensional Investments account, (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, except the Dimensional Investments account, in accordance with the District's standard operating procedures. The motion carried by unanimous vote.*

The President reported on the project to review and recalculate sanitary sewer surcharges. After discussion, there was a motion to authorize completion of the recalculation (especially any large "spike" amounts) and issuance of credits and adjustments for the same time period used for the credits and adjustments on the Dimensional Investments account, with the understanding that any net underbilling would not be authorized by the motion (but, instead, would have to be brought back to the Board for its review and action). The motion was seconded, and all voted in favor.

Mr. Rankin gave an update on the mechanical screening device at the STP. It appeared that the engineer was working on the specifications for replacement, which would take about three months.

There was a motion to approve the operator's report. The motion was seconded, and all voted in favor.

Later in the meeting, the Board discussed District operations including the possibility of hiring a part-time general manager. There was no action taken, apart from a suggestion that Board members make inquiries about possible candidates for such a position.

The attorney briefed the Board on the status of the pending lawsuit, *Mousa v. H2O Innovation, et al.*, including claims, coverage matters, and communication procedures.

*e. Minutes.* Action on draft minutes was deferred until the next meeting.


**3. Water and Sewer Matters.** Water and sewer matters were discussed during the Utility Operations section of the meeting.

**4. Engineering & Projects.** The Board received Mr. Hardin's written the engineer's report. **5. Energy, Streetlights, Etc.** There was no action taken.

**6. FM 1960 Project.** The President gave an overview of the project.

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

(*Adjournment*) The meeting adjourned at approximately 9:45 PM.



Secretary, Board of Directors

(SEAL)