

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS
OF HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 191
October 26, 2022**

STATE OF TEXAS §
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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 **October 26, 2022**, at the **Cy-Champ PUD facility at 13455 Cutten Road, Suite 1A, Houston, Texas 77069**. The duly constituted officers and members of the Board were:

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

All were present, except Ms. Umphry, thus constituting a quorum. Also present were Mr. Rich Rankin of H2O Innovation Maintenance and Operation LLC; Mr. Timothy Hardin of Langford Engineering; Ms. Patty Rodriguez of BLICO, Inc.; and Ms. Kelly Trebing of Claudia Redden & Associates. The Board called Mr. James Dougherty, attorney for the District (not an employee), for consultations by teleconference as allowed by Chapter 551 of the Texas Government Code. Mr. Chayn Mousa arrived during the meeting.

1. Constable/Patrol/County Matters. There was no constable report.

2. Regular Subjects, Minutes, and Consent Agenda

a. Bookkeeping and financial matters. Ms. Trebing presented the bookkeeper's written report and discussed various balances shown. The President pointed out the amount proposed to be paid to Champions MPC HOA for use of the clubhouse. Director Miller moved to accept the bookkeeper's report and approve and authorize the checks listed in the report. The motion was seconded, and all voted in favor. Director Miller also moved to receive and approve the investment report submitted by the Investment Officer and to order that a written instrument be adopted and shown on the report to state that the Board had: (i) received and approved the report and (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.

b. Tax Assessor-Collector. At the beginning of the meeting, the President opened a public hearing on the proposed tax rate for TY 2022. Mr. Dougherty explained the purpose of the hearing and the proposed tax rate that had been made and advertised. The President called for any other persons who wished to be heard, but there was none. The President closed the public hearing. Director Miller moved to adopt a written order entitled "ORDER LEVYING TAXES," to levy the proposed total tax rate of \$0.227 per \$100 and approve an updated District Information Form. Director Harris seconded, and, when the question was called, the motion and the order were adopted by the following vote:

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| Ayes: | Robert Price, Robert Harris, Vaughan Miller, Ronald Young |
| Nays: | (none) |
| Absent/not voting: | Umphry |

Ms. Rodriguez presented the Tax Assessor-Collector's report. There were questions about an account in the name of a new entity, apparently the successor to the prior owner of the Braband tract. There was a motion to accept the report and to approve and authorize the checks presented. The motion was seconded and adopted unanimously.

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

d. *Utility operations.* Mr. Rankin presented a written operator's report. He gave an update on damage caused by theft of copper wiring at the sewage treatment plant, and he said some additional cost items would be included in the pending insurance claim. There were questions and discussion about the sanitary sewer surcharges, also the proposed amendment to the rate order to change billing and due dates for water-sewer bills.

Mr. Mousa arrived during the operations items.

The attorney gave a report on the pending special master proceeding and the search for a special master. He said that the President would likely be a participant (or witness) in the proceedings to be conducted by the special master (for example, to present spreadsheets and data compilations like the ones prepared in April and May). For that reason, he said, it was recommended that President not appoint the special master in this case (as previously authorized by the Board). After discussion, there was a motion to authorize the Treasurer to appoint the special master, rather than the President. The motion was seconded and all voted in favor.

The President opened a hearing on Mr. Mousa's application for a change in the amount of the customer deposit for a new account on Vintage Centre Drive and recognized Mr. Mousa. There were discussion and questions about Sec. 6 of the rate order, also about homestead status. Mr. Mousa said the property would be claimed as a homestead. There was a motion (and a second) to set the deposit at the "homestead" rate (\$150) even though it did not appear to have homestead status yet. The motion was seconded, and all voted in favor.

The President asked the attorney to report on an inquiry made at the prior meeting about insurance and the lease between Cy-Champ PUD and the landlord (Mr. Mousa). Mr. Dougherty explained that the inquiry was whether the District had made Mr. Mousa an "additional insured" on the District's insurance policy "as required by the lease." Mr. Dougherty reported that the District had not done so, and the lease did not require it (neither did the facility use agreement between the District and Cy-Champ PUD). Mr. Mousa posed a question about subletting to Mr. Dougherty. Mr. Dougherty said he could not discuss it with Mr. Mousa because of the pending litigation (in which Mr. Mousa was represented by legal counsel). Mr. Mousa then asked who would be liable if someone got hurt on the premises. The President indicated that the question should be asked of Cy-Champ PUD or its attorney.

Mr. Mousa asked about his permit and tap applications for his new house on Vintage Centre, and there was a discussion with Mr. Rankin and Mr. Price about the applications, also details about the proposed water and sewer taps.

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.

e. *Minutes.* There was a motion to approve draft minutes from the meetings held on September 12 and 28, 2022, as amended. The motion was seconded, and all voted in favor.

3. Water and Sewer Matters. Some water and sewer matters were considered under "Utility Operations" and "Engineering & Projects."

4. Engineering & Projects. Mr. Hardin presented his written engineer's report. He mentioned that the

owner of the Vivo Apartment tract was applying for a replat to change restrictions on the property (to make it an unrestricted reserve), and the replat would require a letter from the District about utility availability. Director Miller moved to authorize the engineer to send the District's standard letter (based on the capacity permit) to the City. Director Harris seconded, and all voted in favor.

Mr. Hardin also mentioned the WWTP permit renewal, and he estimated advertisement date for WWTP improvements would be in early 2023. He reported on a confused situation involving the locations of water lines, meters and valves in a small area where the District's lines were close to Cy-Champ PUD's on Cutten Road. He recommended "potholing" at two locations to help clear-up the confusion.

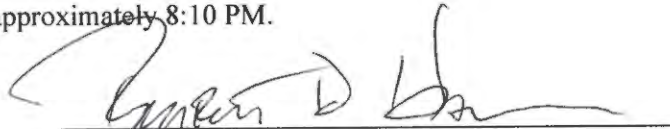
5. Energy, Streetlights, Etc. There was no action taken.

6. FM 1960 Project. The President and the Mr. Dougherty gave an update on the project, including recent postponement of the TxDOT "let date" to August 2023 and the pending updates to the appraisals for the easements.

7. Records, Communications, Meetings, etc. The Board discussed rescheduling the November and December regular meetings that would be affected by the upcoming holidays. There was a motion to reschedule them for November 21 and December 20, respectively. The motion was seconded, and all voted in favor.

(Adjournment) The meeting adjourned at approximately 8:10 PM.

(SEAL)


Secretary, Board of Directors