

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 286

Minutes of Board of Directors Meeting

February 5, 2024

ACTIONS TAKEN

1. The Board approved the minutes of the January 10, 2024, meeting.
2. The Board approved the Tax Assessor-Collector's Report as presented by Utility Tax Service L.L.C., including the checks presented for payment.
3. The Board approved and adopted a Resolution Concerning Exemptions from Taxation granting a \$350,000 exemption from ad valorem taxation on residential homesteads for persons under a disability or sixty-five years of age or older and a 20% general residential homestead exemption for the year 2024.
4. The Board approved the Operations and Maintenance Report presented by Inframark.
5. The Board approved an invoice from TMS in the amount of \$3,300.
6. The Board approved the Engineering Report presented by Eby Engineers, Inc.
7. The Board approved the Bookkeeper's Report as presented by Claudia Redden & Associates, L.L.C., including the checks presented for payment.
8. The Board adopted the Order Calling Election in connection with the May 2024 Director Election.
9. The Board adopted the Notice of Appointed Agent appointing Marks Richardson PC as designated election agents for the May 4, 2024 Director Election.

The Board of Harris County Municipal Utility District No. 286 ("District") met in regular session at 13850 Cutten Road, Houston, Harris County, Texas 77069 on February 5, 2024, in accordance with the duly posted notice of meeting, and the roll was called of the officers and members of said Board of Directors, as follows:

David Geaslen, President
Michael Rhodes, Vice President
Steve Garner, Secretary
Rosalind Theriot, Assistant Secretary
Becky Campbell, Assistant Secretary

All of said persons were present, except Director Geaslen, therefore constituting a quorum.

Also present were Claudia Redden of Claudia Redden & Associates L.L.C.; Dennis Eby of Eby Engineers, Inc. ("Eby"); Robert Cardenas of Inframark; Roshell Arterburn of Utility Tax Service, L.L.C. ("UTS"); Tripti Dash, resident; and Kara Richardson of Marks Richardson PC ("MRPC").

The Vice President called the meeting to order.

APPROVAL OF MINUTES

As the first order of business, the Board considered approval of the minutes of the Board of Directors meeting held on January 10, 2024. After discussion, Director Garner made a motion to approve the minutes of the January 10, 2024, Board of Directors meeting, as presented. Director Campbell seconded the motion, which carried unanimously.

COMMENTS FROM THE PUBLIC

The Board next considered comments from the public. Ms. Dash addressed the Board and stated that she rents a home in the District. She stated that for two (2) years, the water bill has been approximately \$17.00 per month. Ms. Dash stated that the most recent water bill was unusually high at \$206.00. She stated that Inframark came and repaired a water leak which was on the District's side of the meter. Ms. Dash stated that after the leak was repaired, the bill went back down to the normal \$17.00. Mr. Cardenas stated that the leak should not have affected her water usage since it was on Inframark the District's side of the meter. Director Theriot suggested waiving half of the bill since it was such an odd circumstance. After discussion, Director Theriot made a motion to approve a one-time credit on the account of \$104. Director Campbell seconded the motion, which unanimously carried.

Ms. Dash thanked the Board and exited the meeting at this time.

STATUS OF SECURITY SERVICES WITH HARRIS COUNTY SHERIFF'S OFFICE

The Board next deferred consideration of the status of security services with the Harris County Sheriff's Office ("HCSO") as no one from HCSO was in attendance at the meeting.

The Board noted that there was nothing new to report regarding security monitoring services.

Ms. Redden entered the meeting at this time.

TAX ASSESSOR-COLLECTOR REPORT

The Board next considered the Tax Assessor-Collector Report. Ms. Arterburn presented the attached Tax Assessor-Collector Report (**Exhibit A**) dated December 31, 2023. The Board reviewed the total receivables, the cash balance, disbursements, and checks as reflected in the report. After discussion of the report, Director Theriot made a motion to approve the Tax Assessor-Collector Report as presented, to approve the checks identified in the report for payment and to approve moving the list of subject accounts to uncollectible. Director Campbell seconded the motion, which carried unanimously.

RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

The Board next considered granting exemptions from taxation for 2023. Ms. Richarson outlined for the Board the various tax exemptions available for the District, including the exemptions provided for by Article VIII, Section 1-b of the Texas Constitution, and Sections 11.13 and 11.184 of the Property Tax Code. After discussion, Director Garner made a motion 1) to grant a \$350,000 exemption from ad valorem taxation on residential homesteads for persons under a disability or sixty-five years of age or older for the year 2024, 2) to grant a 20% residential homestead exemption for the year 2024, and 3) to approve and adopt the Resolution relative to the granted exemptions (**Exhibit B**). Director Theriot seconded the motion, which carried unanimously.

OPERATIONS REPORT

The Board next considered the Operations and Maintenance Report (**Exhibit C**).

Mr. Cardenas reported on the remaining amounts to be paid by the Federal Emergency Management Agency ("FEMA") totaling approximately \$150,000. He stated that Inframark has provided FEMA with all additional requested information to support the additional amounts owed to the District and is awaiting further instruction or payment.

Mr. Cardenas reported that the manhole survey repairs are nearing completion. He reported on the buried manhole located behind the house on Cypresswood Trail. He stated that Inframark would like to provide the customer with a letter prior to tearing up the concrete to let the homeowner know that they will be responsible for restoration. Mr. Eby noted that the homeowner will need to enter into an agreement with the District that allows the homeowner to pave over the manhole. Ms. Richardson next explained that the landowner would need to execute Consent to Encroachment and Indemnity Agreement with the District which would hold the homeowner responsible for any damage to the District manhole and sewer line resulting from any paving

installed by the homeowner. She stated that MRPC will prepare the Agreement and add to the agenda for review and approval at the next meeting.

Mr. Cardenas reported that the water main valve repairs are in progress. He stated that there are eight (8) repairs that are outside of the original scope of work. Mr. Cardenas presented a quote in the amount of \$34,500 for the additional mainline valve repairs. He stated that the Board authorized Inframark to make repairs totaling \$36,000 and that, to date, Inframark has spent \$13,549.92 on such repairs. He noted that, even with the additional work, the project still may come in under the \$36,000 as the actual repairs included in the initial quote have ended up costing much less than anticipated. Director Rhodes requested that Inframark let the Board know if the total will exceed the preapproved amount of \$36,000.

Mr. Thiry reported on the repair of the two-inch (2") airline clarifier no. 1 at the WWTP. He stated that the work is in progress.

After discussion, Director Rhodes made a motion to approve the Operations and Maintenance Report, as presented. Director Theriot seconded the motion, which carried unanimously.

STATUS OF CONSTRUCTION CONTRACT WITH TMS

The Board next considered the status of the construction contract with TMS for the Sanitary Sewer Line Rehabilitation, Phase 1 project. Mr. Eby stated that the construction is complete. He then presented an invoice from TMS in the amount of \$3,300.00 and recommended payment of same. After discussion, Director Campbell made a motion to approve payment of the invoice from TMS in the amount of \$3,300.00. Director Garner seconded the motion, which unanimously carried.

STATUS OF CONSTRUCTION CONTRACT WITH CANYON CONSTRUCTION

The Board next considered the status of the construction contract with Canyon Construction for the Waterline Lowering Under Faulkey Gully project. Mr. Eby stated that the notice to proceed was issued on January 8, 2023. He stated that Canyon Construction has been slow to mobilize, but he anticipates that the contractor will move forward on the work soon per his discussions with him on Friday.

ENGINEERING REPORT

The Board next considered the Engineering Report (**Exhibit D**).

Mr. Eby reviewed the Water Plant No. 1 monthly checklist for the month of January from Patriot Production & Rental Services, LLC along with the related invoice and recommended payment of same.

Mr. Eby reported that the park lights were staying on due to a faulty switch which has been repaired.

Mr. Eby reported that Director Geaslen contacted him about building a Geographic Information System (“GIS”) for the District. Mr. Eby discussed the various uses of GIS programs for MUDs and stated that he will obtain quotes for the Board’s review at the next meeting.

Director Campbell stated that the Board is interested in installing a pickleball court in the park. Mr. Eby stated that Harris County may have an issue with a pickleball court in the detention pond area but that he will look at potential locations for same and will prepare a site plan for the Board’s review at next month’s meeting.

Director Theriot stated that she received a phone call from Director Geaslen regarding installation of “No Soliciting” signs in the District. Ms. Richardson stated that the District does not have the authority to install these types of signs on non-District property. She suggested that this type of activity might fall under the purview of the homeowners associations in the District.

After discussion, Director Theriot made a motion to approve the Engineering Report. Director Garner seconded the motion, which carried unanimously.

BOOKKEEPING REPORT

The Board next considered the Bookkeeper’s Report. Ms. Trebing reviewed the Bookkeeping Report (**Exhibit G**), including the checks presented for payment. Ms. Redden gave an update on investments, including some Certificates of Deposit that have matured. After discussion, Director Campbell made a motion to approve the Bookkeeper's Report, including the checks presented for payment and authorized the investments as discussed above. Director Theriot seconded the motion, which carried unanimously.

CONSIDER PROPOSAL RELATIVE TO RENEWAL OF THE DISTRICT’S INSURANCE COVERAGE

The Board next deferred consideration of the renewal of the District’s insurance coverage for term expiring March 31, 2024 until next month’s meeting.

SUPPLEMENTAL AGENDA

The Board next considered the calling of a Directors Election to be held on May 4, 2024, determining the procedure for giving notice of same, and the adoption of an Order in connection therewith, including the appointment of an agent for the District in connection therewith. Ms. Richardson stated that such election is scheduled on May 4, 2024, and noted that the terms of office of Directors Geaslen, Rhodes and Campbell will expire in May 2024. Following discussion, Director Theriot made a motion to adopt an Order calling the election and to give notice of the election by posting notice at a public place in the District and at the location where notices of the meetings are posted. Director Garner seconded the motion, which carried unanimously. Ms. Richardson advised the Board that, in accordance with Subchapter C of Chapter 2 of the Election

Code, on or after February 23, 2024, the District may cancel the election if each candidate whose name is to appear on the ballot is unopposed.

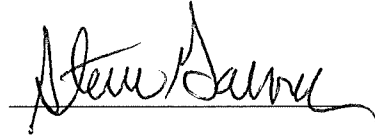
Ms. Richardson next advised the Board that the District should appoint an agent to perform election duties in connection with the Director Election. After discussion on the matter, Director Theriot made a motion to adopt the Notice of Appointed Agent appointing MRPC as election agent for the District and to authorize the President and Secretary to execute the Notice on behalf of the Board and the District. Director Garner seconded said motion, which unanimously carried.

ITEMS FOR FUTURE AGENDAS

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

ADJOURNMENT OF BOARD MEETING

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



Secretary, Board of Directors

LIST OF EXHIBITS

February 5, 2024

- Exhibit A Tax Assessor Collector's Report
- Exhibit B Resolution Concerning Exemptions from Taxation
- Exhibit E Operator's Report
- Exhibit F Engineering Report
- Exhibit G Bookkeeping Report