

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 468

July 7, 2021

The Board of Directors (the “Board”) of Harris County Municipal Utility District No. 468 (the “District”) met in regular session by teleconference, with access by telephone available to the public, pursuant to Texas Government Code Section 551.125 and Governor Greg Abbott’s emergency disaster declaration dated March 13, 2020, on the 7th day of July, 2021, and the roll was called of the members of the Board being present by telephone:

Kenneth P. Carter	President
Lawrence Kupstas	Vice President
Robert Moore	Secretary/Treasurer
William T. Evans	Assistant Vice President
Blair M. Frederick	Assistant Secretary

and all the above were present via teleconference, except Director Kupstas, thus constituting a quorum.

Also attending the teleconference were: Mac Martin of Texas A&M Forest Services; Cory Burton of Municipal Accounts & Consulting, L.P.; Juan Montano of Inframark Water & Infrastructure Services (“Inframark”); Keli Schroeder of BGE, Inc. (“BGE”); Anna Duarte of Tax Tech, Inc.; Darren Miller and Michael Murr of Murr Incorporated (“Murr”); Scott Gray of Champions Hydro-Lawn, Inc. (“Champions”); Tayo Ilori of McGrath & Co., PLLC; John Roberts of Jones Lang LaSalle; Ed Jones of Hewlett-Packard Enterprise (“HPE”); Karen Sears of Storm Water Solutions, LLC (“SWS”); Brian Munger of Davis Development; Chris Dickson of Crescere Digital (“Crescere”); and Greer Pagan and Meagan Guilmenot of Allen Boone Humphries Robinson LLP.

Mr. Pagan reviewed certain recommended protocols for conducting the District’s meeting via teleconference. He announced that the meeting was being recorded and that consultant reports presented at the meeting were posted online and available to the public in the form of an “agenda packet” prior to the start of the meeting at <https://www.districtdirectory.org/agendapackets/hcmud468/>.

PUBLIC COMMENT

The Board offered any members of the public attending the meeting by telephone the opportunity to make public comment.

Mr. Martin addressed the Board requesting approval to plant trees within the District. Discussion ensued on location and placement of the trees. The Board concurred to consider the request at the next meeting.

Mr. Roberts inquired about potential annexation and a request for a capacity availability letter for the 20.7-acre tract on Vintage Preserve Parkway. Mr. Pagan stated the request can also be addressed further later in the meeting under the Engineering matters.

There being no additional members of the public requesting to make public comment, Mr. Pagan moved to the next item.

APPROVE MINUTES

The Board considered approving the minutes of the June 2, 2021, regular meeting. After review and discussion, Director Frederick moved to approve the minutes of the June 2, 2021, regular meeting, as submitted. Director Carter seconded the motion, which carried unanimously.

AUTHORIZE RENEWAL OF DISTRICT'S INSURANCE POLICIES

The Board reviewed an insurance proposal from HARCO Insurance Services for renewal of the District's insurance policies. After review and discussion, Director Frederick moved to approve the insurance renewal proposal and direct that the proposal be filed appropriately and retained in the District's official records. Director Carter seconded the motion, which passed unanimously.

DISTRICT SECURITY MATTERS

The Board reviewed the security report from the Harris County Sheriff's Office, a copy of which is attached. Director Frederick updated the Board regarding security matters.

FINANCIAL AND BOOKKEEPING MATTERS

Mr. Burton presented the bookkeeper's report, including the summary of investments, and reviewed the District's bills with the Board, a copy of which is attached. Upon a motion made by Director Carter and seconded by Director Evans, the Board voted unanimously to approve the bookkeeper's report and pay the bills listed in the report.

Mr. Ilori reviewed a draft surplus developer reimbursement report reflecting the amounts reimbursable by the District to Alliance Realty Partners, LLC and CRP/AR Vintage Park Land, L.P. for construction of the projects funded from the \$5,760,000 Unlimited Tax Bonds, Series 2021. After review and discussion, Director Carter moved to (1) approve the surplus developer reimbursement report, subject to final review; and (2) authorize the disbursement of funds, subject to receipt of an executed receipt from the developer. Director Evans seconded the motion, which carried unanimously.

DEPOSITORY PLEDGE AGREEMENTS

Mr. Burton reported the District's bookkeeper recommends the District terminate the existing bookkeeping accounts with BBVA Compass and open a new bookkeeping account at Central Bank. Mr. Burton reviewed a Depository Pledge Agreement with Central Bank. After review and discussion, Director Carter moved to (1) terminate the District's bookkeeping account with BBVA Compass and authorize the bookkeeper to open a new account with Central Bank; and (2) approve the Depository Pledge Agreement with Central Bank. Director Evans seconded the motion, which passed unanimously.

ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") SUMMER CONFERENCE, REIMBURSEMENT OF ELIGIBLE EXPENSES, AND ATTENDANCE AT WINTER CONFERENCE

The Board discussed the AWBD summer conference and considered authorizing attendance at the winter conference. After discussion, Director Carter moved to approve reimbursement of all eligible expenses for Directors who attended the summer conference, which the District's bookkeeper confirmed are in compliance with the District's Travel Reimbursement Guidelines, and to authorize attendance of any interested Directors at the winter conference. Director Evans seconded the motion, which carried unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Duarte reviewed the tax assessor/collector's report, a copy of which is attached. She reported that 99.00 of the 2020 tax levy had been collected as of June 30, 2021. Following review and discussion, Director Frederick moved to approve the tax assessor/collector's report and payment of the tax bills. Director Carter seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Ms. Schroeder reviewed a report on engineering matters within the District, a copy of which is attached.

Ms. Schroeder updated the Board regarding the status of design for the Chasewood Waterline Loop.

Ms. Schroeder updated the Board regarding the status of construction of the Outfall Repair along Cypress Creek.

Following review and discussion, Director Frederick moved to approve the engineer's report. Director Carter seconded the motion, which passed by a unanimous vote.

Mr. Roberts requested to annex the undeveloped 20.7-acre tract located on Vintage Reserve Parkway. Discussion ensued on a path forward to initiate the annexation process and plans from the potential buyers for the property. Mr. Pagan explained the process for a potential annexation within the District. Director Moore requested to review exhibits from HPE at the next Board meeting. Mr. Roberts stated that HPE would request exhibits from similar projects by all interested buyers. Director Frederick inquired about stipulations regarding removal of mature trees on the 20.7-acre tract. Discussion ensued. Mr. Pagan suggested adding language to the letter annexation agreement to preserve trees on the property. After review and discussion, the Board concurred to add a letter annexation agreement to the agenda for further discussion at the next meeting.

MAINTENANCE OF DETENTION POND

Ms. Sears reviewed a report on maintenance of the Vintage Royale Drainage Facilities by SWS, a copy of which is attached. She noted that there is still a small void forming under the interceptor, which SWS is monitoring.

Ms. Schroeder reported that there is debris near the new pond that the District maintains. She then stated that BGE will reach out to the developer regarding the existing debris. SWS stated that they will coordinate with the developer on removing the debris. After review and discussion, the Board concurred to release the developer reimbursement check once the debris is removed, and all cleanup is completed.

Mr. Gray reviewed a report on maintenance of the Vintage Southeast Detention Pond by Champions, a copy of which is attached.

PARK AND RECREATIONAL FACILITIES

Mr. Miller reviewed the landscape architect's report, a copy of which is attached.

Mr. Miller updated the Board regarding the District Wayfinding project. Mr. Miller stated that Murr cannot make a recommendation to award the project due to an easement agreement needed for the Wayfinding signs. Discussion ensued. He then stated that Murr will coordinate with BGE to obtain additional information for further discussion at the next meeting.

Mr. Miller updated the Board regarding the District Connectivity Sidewalk project.

DEVELOPMENT IN THE DISTRICT

There was no update for this agenda item.

DISTRICT WEBSITE

Mr. Dickson updated the Board regarding the District's website. He reported that the text message alert notification is now in place. Mr. Montano recommended placing notifications on residents bills advertising signing up for emergency alert notifications. He then stated that Inframark will coordinate with Crescere to maximize residents signing up for emergency alert notifications.

OPERATION OF DISTRICT FACILITIES

Mr. Montano presented the monthly operator's report, a copy of which is attached, and discussed repairs and maintenance in the District. He stated that the District's water accountability for the month was 98.24%.

Following review and discussion, Director Frederick moved to approve the operator's report. Director Evans seconded the motion, which passed unanimously.

CONDUCT HEARING ON TERMINATION OF WATER SERVICE

Mr. Montano presented a list of delinquent customers and reported the residents on the termination list were delinquent in payment of their water and sewer bills and were given written notification, in accordance with the District's Rate Order, prior to the meeting of the opportunity to appear before the Board of Directors to explain, contest, or correct their bills and to show why utility services should not be terminated for reason of non-payment.

Mr. Montano requested the Board's authorization to turn off services of seven delinquent accounts if balances are not paid by July 19, 2021.

Following review and discussion, Director Frederick moved to authorize termination of delinquent accounts in accordance with the District's Rate Order and direct that the delinquent customer list be filed appropriately and retained in the District's official records. Director Evans seconded the motion, which passed by unanimous vote.

AMEND RATE ORDER

There was no discussion on this agenda item.

The Board discussed meeting locations for future meetings. The Board concurred to conduct the next regular meeting on August 4, 2021, at 11:30 a.m. by telephone.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.

(SEAL)



/s/Robert Moore
Secretary, Board of Directors

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