

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 468

August 4, 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 4th day of August, 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 Moore, thus constituting a quorum.

Also attending the teleconference were: Karen Sears of Storm Water Solutions, LLC (“SWS”); Cory Burton of Municipal Accounts Consulting, L.P.; Scott Gray of Champions Hydro-Lawn, Inc. (“Champions”); Robert Ring and Juan Montano of Inframark Water & Infrastructure Services; Ester Flores and Anna Duarte of Tax Tech, Inc. (“Tax Tech”); Keli Schroeder of BGE, Inc.; Darren Miller and Michael Murr of Murr Incorporated (“Murr”); Avik Bonnerjee of B&A Municipal Tax Services, LLC; Chris Dickson of Crescere Digital; John Roberts of Jones Lang LaSalle; Ed Jones of Hewlett-Packard Enterprise (“HPE”); and Greer Pagan and Meagan Guilmenot of Allen Boone Humphries Robinson LLP (“ABHR”).

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.

There being no 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 July 7, 2021, regular meeting. After review and discussion, Director Carter moved to approve the minutes of the July 7, 2021, regular meeting, as submitted. Director Frederick seconded the motion, which carried unanimously.

DISTRICT SECURITY MATTERS

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

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 Kupstas and seconded by Director Frederick, the Board voted unanimously to approve the bookkeeper's report and pay the bills listed in the report.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Duarte reviewed the tax assessor/collector's report, a copy of which is attached. She reported that 99.07 of the 2020 tax levy had been collected as of July 31, 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.

Ms. Flores recommended that the District authorize Tax Tech to move the District's tax account to Allegiance Bank due to ongoing customer service issues with Wells Fargo. The Board then considered approving a Depository Pledge Agreement with Allegiance Bank.

Ms. Flores discussed recent legislation enacting Section 2051.202, Texas Government Code, which requires certain special purpose districts to post or cause to be posted additional information on a website maintained by or accessible to the District. She said the new requirements apply to districts that levy a property tax, are required to prepare an annual audit, and have a population of 500 or more as of the beginning of the most recent fiscal year. The Board discussed the applicability of the new posting requirements to the District and the possibility of expanding the website used by the District for compliance with previously enacted transparency requirements. Ms. Flores discussed the services currently provided by Tax Tech to implement existing transparency requirements, including ensuring that information posted on the website is accurate and current. She presented a proposed amendment to the District's contract

with Tax Tech to incorporate the new posting requirements on the existing website. Discussion ensued regarding additional cost to stay in compliance.

After review and discussion, Director Carter moved (1) accept the tax assessor/collector's reports and pay the bills described therein; (2) approve a Depository Pledge Agreement with Allegiance Bank and direct that the Agreement be filed appropriately and retained in the District's records; (3) authorize the District Tax Assessor Collector to move the District tax accounts to Allegiance Bank; and (4) approve the amendment to the contract between the District and Tax Tech as presented and direct that the amendment be filed appropriately and retained in the District's official records. Director Evans seconded the motion, which passed unanimously.

REVIEW SALES TAX TRACKING REPORT

Mr. Bonnerjee reviewed a Sales Tax Permit Audit prepared by B&A, a copy of which is attached.

ENGINEERING MATTERS

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

Ms. Schroeder gave an update on Texas A&M Forest Service's previous request to plant trees within the District.

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.

Ms. Schroeder requested approval of a utility commitment request for two equivalent single-family connections from DEI Vintage, LLC ("DEI") for the proposed eye care center located in the cloverleaf property at State Highway 249 and the Vintage Parkway.

Mr. Pagan discussed the pending annexation of the approximate 20.70-acre tract into the District (the "Tract"). He also discussed and reviewed an annexation letter agreement with the developer regarding the Tract. Mr. Pagan then stated that provisions were added to the annexation letter agreement relating to the District's utility capacity reserved for the developer and tree preservations. Mr. Pagan noted that the annexation letter agreement requires the developer of the Tract to deposit \$15,000 with the District to cover appropriate annexation costs. Discussion ensued on the City of Houston's approval process. Mr. Pagan requested the Board's approval of the annexation letter agreement for the Tract.

Mr. Roberts stated that HPE will incorporate tree preservation language into the annexation letter agreement prior to the City of Houston's approval.

Following review and discussion, Director Frederick moved to (1) approve the engineer's report; (2) approve the capacity reservation letter to DEI; and (3) approve the annexation agreement for the annexation of the Tract, subject to final review, and direct that the agreement be filed appropriately and retained in the District's official records. Director Kupstas seconded the motion, which passed by a unanimous vote.

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.

Ms. Sears reported that the developer has removed all debris that was near the new pond.

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 easements will be needed from property owners to pursue the project. Mr. Pagan explained to the Board that due to the separate easements needed, the cost of the project will be more expensive. Discussion ensued on ownership of the signs, expenses to obtain easements, and the origin of the District Wayfinding project. Mr. Pagan suggested that the District and the landowners collaborate on replacing the signs. Murr requested to present surveys and additional data for the Board to review at the next meeting. The Board concurred to table further discussion on this agenda item until 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.

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 99.07%.

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 eight delinquent accounts if balances are not paid by August 16, 2021. He also requested authorization to turn over one account to collections totaling \$368.23.

Following review and discussion, Director Kupstas moved to (1) 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; and (2) authorize submittal of one account to collections. Director Frederick seconded the motion, which passed by unanimous vote.

AMEND RATE ORDER

There was no discussion on this agenda item.

REPORT REGARDING LEGISLATIVE MATTERS

Mr. Pagan reviewed a report prepared by ABHR regarding legislative matters pertaining to the 87th Regular Session of the Texas Legislature. Discussion ensued.

The Board discussed meeting locations and procedures for the upcoming meeting. The Board concurred to conduct the next regular meeting in person on September 1, 2021, at 11:30 a.m.

MAINTENANCE OF DETENTION POND (CONTINUED)

Mr. Pagan reviewed a proposal in the amount of \$1,481.31 from Lake Management Services, LP, ("LMS") for repair of the Fountain 5 Aquamasterat at the Vintage Royale detention pond.

Following review and discussion, Director Kupstas moved to approve the proposal from LMS in the amount of \$1,481.31 for the repair of the Fountain 5 Aquamasterat at the Vintage Royale detention pond. Director Carter seconded the motion, which passed by unanimous vote.

Director Frederick requested to add street light funding to next month's agenda for further discussion.

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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