

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 238

Minutes of Meeting of Board of Directors

April 22, 2025

The Board of Directors (the “Board”) of Harris County Municipal Utility District No. 238 (the “District”) met in regular session, open to the public, in accordance with the duly posted notice of meeting and the Texas Open Meetings Act. The roll, consisting of the duly constituted officers and members of said Board, was called as follows:

Randy Love	-	President
Gary Nelson	-	Vice President
C.L. “Steve” Crane	-	Secretary
Ronald Julun	-	Assistant Secretary
Patricia Richardson	-	Director

All of the said persons were present, thus constituting a quorum.

Also present were Creston Minter of H2O Innovation (the “District’s Operator”); Lynnette Tujague of District Data Services, Inc. (the “District’s Bookkeeper”); Taylor Reed of Vogler & Spencer Engineering, Inc. (the “District’s Engineer”); Jonathan Roach*, Ray Arce, and Jewel Wheeler of Roach & Associates, PLLC (the “District’s Attorney”); Scott Gray of Champions Hydro-Lawn, Inc. (the “District’s Landscaping Consultant”); and Isabel Mata of Wheeler & Associates, Inc. (the “District’s Tax Assessor”). [*REMOTE ATTENDEES]

PUBLIC COMMENTS

There were no public comments.

MINUTES OF PRIOR BOARD MEETINGS

The Board considered the regular meeting minutes of February 25, 2025, and March 25, 2025. After a brief discussion, Director Crane motioned to approve both sets of minutes. Director Julun seconded the motion, which passed unanimously.

TAX ASSESSOR/COLLECTOR’S REPORT

Ms. Mata presented the Tax Assessor/Collector’s Report; a copy is attached as **Exhibit “A”**. After no further discussion, Director Nelson motioned to approve the Tax Assessor/Collector’s Report, including payment of checks and uncollectable roll presented therein. Director Crane seconded the motion, which passed unanimously.

DELINQUENT TAX ATTORNEY REPORT

Mr. Roach reviewed the Delinquent Tax Report and advised of a delinquent account for \$1,344.50. After a brief discussion, Director Richardson motioned to terminate the property’s water

service due to nonpayment of taxes. This motion was seconded by Director Julun, which passed unanimously.

RESOLUTION AUTHORIZING PENALTY ON DELINQUENT REAL PROPERTY TAXES

Mr. Roach advised that, pursuant to the Texas Property Tax Code, the District could impose an additional penalty up to 20% on delinquent real property taxes as of July 1st of each year and that the penalty is essentially to cover the costs of collections by the District's delinquent tax collections attorneys pursuant to their contract with the District. After no questions or discussion, Director Richardson made a motion to adopt a Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes. The motion was seconded by Director Julun and passed unanimously.

BOOKKEEPER'S REPORT

Ms. Tujague presented the Bookkeeper's Report, including payment of invoices contained therein; a copy of which report is attached hereto as **Exhibit "B"**. After no further discussion, Director Richardson motioned to approve the Bookkeeper's Report, including the payment of invoices listed therein. The motion was seconded by Director Julun and passed unanimously.

DEVELOPMENT REPORTS, INCLUDING UTILITY CAPACITY AND/OR FINANCING AGREEMENT REQUESTS, SITE/FACILITY CONVEYANCES, OPTIONS FOR POSSIBLE ANNEXATION, AND RELATED MATTERS

Mr. Reed noted that there are no updates on the Canterbury Development.

ENGINEER'S REPORT

Mr. Reed presented the Engineer's Report, a copy is attached as **Exhibit "C"**, and provided updates on the following: (1) Radium Treatment-Ion Exchange Water Plant No. 1 and No. 2; (2) Capital Improvement Plan; (3) Surface Water Connection, the District's Engineer noting three (3) bids were received and recommends awarding the bid to W.W. Payton for \$290,000; (4) Emergency Response Plan; and (5) Barkers Ridge Section 1-5 Sanitary Sewer Clean &TV, noting the District's Engineer presented Pay Application No. 1 in the amount of \$98,588.43, payable to Pipe View, LC dba Pipe View America ("Pipe View") and recommended payment by the District.

After no further discussion, Director Richardson motion to approve: (1) the Engineer's Report; (2) the District's Engineer to award W.W. Payton the contract for the Surface Water Connection for Water Plant No. 2 in the amount of \$290,000; and (3) Pay Application No. 1 for \$98,588 payable to Pipe View. This motion was seconded by Director Julun and passed unanimously.

STATUS OF MAINTENANCE BY CHAMPIONS

Mr. Gray presented and reviewed the Detention and Drainage Facilities Report, a copy is attached as **Exhibit "D"**, noting no new updates on the various detention ponds and channels. Mr. Gray noted that everything is operating as expected.

OPERATIONS AND MAINTENANCE REPORT

Mr. Minter presented the Operations and Maintenance Report; a copy is attached as **Exhibit “E”**, which includes updates on the following topics: (1) Repair and maintenance of District facilities; (2) Report on the manhole inspection; (3) Options for sanitary sewer line cleaning and issues; (4) Status of maintenance cost-sharing; (5) Appeals of District charges and customer disconnects, noting the District’s Operator received no appeals this month; (6) Lead & Copper Rules Revisions; (7) Storage of excess supplies at WWTP site; (8) Storm damage assessment, repairs, and readiness; and (9) Contract and Rate Order Discussion.

After a brief discussion, Director Julun motioned to approve: (1) the Operations and Maintenance Report; and (2) the Operation’s Contract Budget Increase as discussed. This motion was seconded by Director Crane and passed unanimously.

EMERGENCY INTERCONNECT AGREEMENTS AND ISSUES WITH NEIGHBORING DISTRICTS/WATER SYSTEMS

Mr. Roach noted that there are no new updates at this time.

TECHNOLOGY AND WEBSITE UPDATES

Director Crane reported that Ms. Wheeler will send changes that he and Ms. Wheeler discussed for the District’s website to Off-Cinco before the next regular Board meeting.

DIRECTOR’S REPORTS

Director Julun noted he was not able to attend the most recent West Harris County Regional Water Authority (“WHCRWA”) meeting, and therefore, he didn’t have any updates to report.

ATTORNEY’S REPORT

Mr. Roach noted he will be providing legislative updates once proposed bills effecting water District’s are further progressed during this legislative session.

Next, Mr. Roach and the District’s Bookkeeper briefly discussed the # 15 Series 2020 Arbitrage Report and early payment of yield. After no further discussion, Director Love motioned to approve the District’s Bookkeeper to release the arbitrage funds, subject to approval by the District’s Attorney. This motion was seconded by Director Richardson and passed unanimously.

ADDITIONAL PUBLIC COMMENTS

There were no additional public comments.

EXECUTIVE SESSION PURSUANT TO TEXAS GOVERNMENT CODE, SECTIONS 551.071, 551.074, ET. SEQ.

The Board did not enter into executive session.

ADDITIONAL PENDING BUSINESS AND SCHEDULE FOR UPCOMING BOARD MEETINGS

The Board concurred to reconvene for their next scheduled Board meeting on May 27, 2025. After no further discussion to come before the Board, Director Crane motioned to adjourn the meeting. Director Julun seconded the motion, which passed unanimously.

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Approved this 27th day of May 2025.

/s/Steve C.L. Crane
Secretary, Board of Directors



LIST OF EXHIBITS

- Exhibit A - Tax Assessor/Collector's Report
- Exhibit B - Bookkeeper's Report
- Exhibit C - Engineer's Report
- Exhibit D - Detention and Drainage Facilities Report
- Exhibit E - Operations and Maintenance Report