

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 238
Minutes of Meeting of Board of Directors
January 03, 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”).

PUBLIC COMMENTS

There were no public comments.

MINUTES OF PRIOR BOARD MEETINGS

The Board considered the regular meeting minutes of November 26, 2024 and the special meeting minutes of December 17, 2024. After no discussion, Director Crane motioned to approve the minutes. Director Julun seconded the motion, which passed unanimously.

REVIEW 2024 AND 2025 DISTRICT ACTION ITEMS AND ANNUAL UPDATES

Mr. Roach reviewed the District’s achievements of 2024, applauding the Board for their financial responsibility and doing a great job managing the District. Mr. Roach said he would provide the highlights and achievements to Director Crane to include in the District’s annual newsletter.

**INTERLOCAL AGREEMENT AND RELATED MATTERS FOR PLACES 4 PEOPLE TRAIL/
SIDEWALK OPTIONS**

Mr. Roach noted that the checks providing payment for this project are circulating and that construction has begun. The Board briefly discussed their excitement for this project.

FILING OF AUDIT FOR FISCAL YEAR ENDED AUGUST 31, 2024

Mr. Roach noted that the audit for fiscal year ended August 31, 2024 was approved and that Ms. Wheeler will file the audit with the Texas Commission on Environmental Quality.

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 Love motioned to approve the Bookkeeper's Report, including the payment of invoices. The motion was seconded by Director Julun and 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 presented therein. Director Love seconded the motion, which passed unanimously.

DELINQUENT TAX ATTORNEY REPORT

Mr. Roach noted that there are no updates regarding this report.

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

Mr. Reed noted that the Canterbury Development project has not broken ground yet.

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, noting the brine was received for the brine tank; (2) Capital Improvement Plan; (3) Sanitary Sewer Clean & TV Plan, noting that the District's Engineer is awaiting final videos of the completed construction; (4) Wastewater Treatment Facility Fence Replacement; (5) Emergency Response Plan; and (6) Barkers Ridge Section 1-5 Sanitary Sewer C&TV.

After no further discussion, the Board concurred to approve the Engineer's Report.

STATUS OF MAINTENANCE BY CHAMPIONS

Mr. Gray presented and reviewed the Detention and Drainage Facilities Report, a copy is attached as **Exhibit "D"**, noting updates on the various detention ponds and channels. Mr. Gray noted the vandalized fence had been repaired, and two "No Trespassing" signs were posted along the

fence.

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; (6) Lead & Copper Rules Revisions; (7) Storage of excess supplies at WWTP site; and (8) Storm damage assessment, repairs, and readiness.

Next, Mr. Minter briefly discussed a resident requesting a payment plan for his water bill.

After no further discussion, Director Richardson motioned to approve the Operations Report and authorize the District’s Operator to accept a six-month payment plan of \$100 a month for the resident. Director Crane seconded this motion, which passed unanimously.

EMERGENCY INTERCONNECT AGREEMENTS AND ISSUES WITH NEIGHBORING DISTRICTS/WATER SYSTEMS

Mr. Roach provided an update on the outstanding bill to Addicks Utility District “(Addicks UD)”, noting the Addicks UD Board approved payment to the Board and mailed a check to the District’s Operator. Mr. Minter noted he has not yet received the check.

TECHNOLOGY AND WEBSITE UPDATES

Mr. Roach noted he would work with Off-Cinco to ensure the District’s website is ADA-compliant by the U.S. Department of Justice’s 2027 deadline.

DIRECTOR’S REPORTS

Director Julun provided an update from the last West Harris County Regional Water Authority (“WHCRWA”) meeting, including engineering highlights and map updates.

Next, the Board ensued a lengthy discussion regarding single-payer trash options.

ATTORNEY’S REPORT

Mr. Roach advised that the District’s current insurance policies with Arthur J. Gallagher (“AJG”) expire on March 31, 2025. He informed the Board that they could request a renewal quote from AJG or have the District’s Attorney send Requests for Proposal (“RFPs”) to other insurance companies for additional proposals. After a brief discussion, the Board concurred with soliciting a renewal proposal from AJG and new business proposals from other companies.

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**

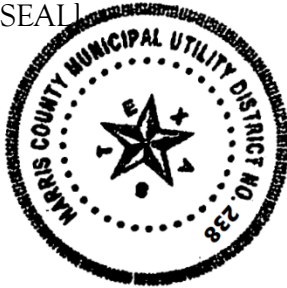
The Board concurred to reconvene for their next scheduled Board meeting on January 28, 2025. After no further discussion to come before the Board, Director Love motioned to adjourn the meeting. Director Nelson seconded the motion, which passed unanimously.

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Approved this 28th day of January 2025.

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

[SEAL]



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