

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 200,
OF HARRIS COUNTY, TEXAS**

Minutes of Board of Directors Meeting
February 20, 2024

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 200, of Harris County, Texas (the "District") met at a designated meeting place of the Board on February 20, 2024, in accordance with the duly posted Notice of Public Meeting and the roll was called of the duly constituted officers and members of said Board, as follows:

James Wright, President
Deanna Brown, Vice-President
Yvonne Smith, Secretary
George Robinson, Assistant Secretary
Tanya Wilson, Assistant Secretary

and all of said persons were present, thus constituting a quorum.

Also present were Justin Abshire and Anna Katherine Parker of Quiddity Engineering, LLC ("Quiddity"); Jared Martin of Municipal Operations & Consulting, Inc. ("MOC"); Tyler Leggett of Municipal Accounts & Consulting, L.P. ("MA&C"); Isabel Mata of Wheeler & Associates, Inc. ("Wheeler"); Debbie Shelton of Masterson Advisors LLC ("Masterson"); Sergeant J. Martinez of the Harris County Constable's Office, Precinct 4 ("HCCO"); Mary Wright, a resident of the District; and Gina Free of Schwartz, Page & Harding, L.L.P. ("SPH").

The President called the meeting to order and declared same open for such business as might regularly come before it.

PUBLIC COMMENTS

The Board acknowledged that there were no comments from the public.

APPROVAL OF MINUTES

As the next order of business, the Board considered approving the draft minutes of the Board meeting held on January 31, 2024. After discussion, Director Smith moved to approve the draft minutes for said meeting, as written. Director Wilson seconded said motion, which carried unanimously

HARRIS COUNTY CONSTABLE'S OFFICE ("HCCO") SECURITY REPORT

Sergeant Martinez presented to and reviewed with the Board the HCCO Security Report for the month of January, 2024, a copy of which is attached hereto as **Exhibit A**. Sergeant Martinez then responded to questions from the Board. The Board requested that patrol officers address parking in front of fire hydrants within the District.

BOOKKEEPER'S REPORT

Mr. Leggett presented to and reviewed with the Board the Bookkeeper's Report dated February 20, 2024, a copy of which is attached hereto as **Exhibit B**, including the disbursements presented for payment therein. After discussion, Director Brown moved that the Bookkeeper's Report be approved and the disbursements identified therein be approved for payment. Director Robinson seconded said motion, which unanimously carried.

TAX ASSESSOR-COLLECTOR REPORT

Ms. Mata presented and reviewed with the Board the Tax Assessor-Collector Report for the month ending January 31, 2024 (the "TAC Report"), including the disbursements presented therein for payment, and the Delinquent Collections Listings as of January 31, 2024, copies of which are attached hereto as **Exhibit C**. After discussion, Director Robinson moved that the TAC Report be approved as presented, and the disbursements listed therein be approved for payment. Director Brown seconded the motion, which carried unanimously.

ADOPTION OF RESOLUTION CONCERNING DEVELOPED DISTRICT STATUS FOR 2024 TAX YEAR

Ms. Free reminded the Board of the procedures applicable to the adoption of the District's tax rate will depend, in part, upon whether the District is determined to be a "Developed District" under Section 49.23602, Texas Water Code. Ms. Free then reviewed with the Board a worksheet completed by Quiddity to assist the Board in making this determination, along with a Resolution Concerning Developed District Status for the 2024 Tax Year, which is attached hereto as **Exhibit D**. Following discussion, upon motion made by Director Wilson, seconded by Director Smith, and unanimously carried, the attached Resolution was adopted by the Board.

DELINQUENT TAX COLLECTIONS REPORT

Ms. Free then presented to and reviewed with the Board a Delinquent Tax Collections Report, dated February 15, 2024, prepared by Ted A. Cox, P.C., the District's delinquent tax collections attorney, a copy of which report is attached hereto as **Exhibit E**. She noted that no action was required by the Board at this time.

OPERATIONS AND MAINTENANCE REPORT

Mr. Martin presented to and reviewed with the Board the Operations and Maintenance Report for the month of January 2024, a copy of which is attached hereto as **Exhibit F**.

Mr. Martin next presented to and reviewed with the Board a Customer Write-Off Report, a copy of which is attached to the Operations and Maintenance Report. In connection therewith, he recommended that the Board consider authorizing MOC to move the four (4) delinquent accounts reflected on the Report to the uncollectible roll, since all collection efforts to date have been unsuccessful. Mr. Martin advised that the total amount owed on said delinquent accounts is \$732.73.

Mr. Martin next presented for the Board's consideration a request concerning The Vanderbilt Apartments, the details of which are included with **Exhibit F**. After discussion and consideration of the facts and circumstances of the appeal, and the customer's payment history, Director Brown moved to deny said appeal. Director Smith seconded said motion, which unanimously carried.

Following discussion, Director Brown moved that: (i) MOC be authorized to move four (4) delinquent accounts totaling \$732.73, to the uncollectible roll, as recommended by MOC, (ii) MOC be authorized to terminate delinquent accounts in accordance with the District's Rate Order, and (iii) MOC be authorized to review the District's (a) Drought Contingency Plan, and (b) Water Conservation Plan for any necessary updates. Director Smith seconded said motion, which unanimously carried.

ENGINEERING REPORT

Mr. Abshire presented to and reviewed with the Board a written Engineering Report dated February 19, 2024, a copy of which report is attached hereto as **Exhibit G**, relative to the status of various engineering and construction projects within the District.

Regarding the Water Well No. 3 at Water Plant No. 3 Emergency Repair, following discussion, Director Smith moved to ratify the Board's prior actions, including (i) correspondence to the Texas Commission on Environmental Quality requesting approval to waive the competitive bidding requirements, (ii) solicitation of bids, and (iii) award of a contract for emergency repairs to C&C Water Services. Director Brown seconded said motion, which unanimously carried.

Following discussion, Director Smith moved approve the Storm Water Quality Permit Application and Annual Permitted Certification for Glen Abbey Phase II. Director Brown seconded said motion, which unanimously carried.

FOURTH AMENDMENT TO WASTE DISPOSAL CONTRACT

The Board deferred consideration of an amendment to the Fourth Amendment to Waste Disposal Contract between the District and Harris County Municipal Utility District No. 215 until its next meeting.

ANNUAL WATER LOSS AUDIT

Mr. Martin reported on the status of MOC's preparation of the 2023 water loss audit.

ISSUANCE OF UTILITY COMMITMENTS

Mr. Abshire reported that the District received a request for a revised Utility Commitment from the developer of the tract located at 17100 Kuykendahl Drive. Following discussion, the Board authorized SPH to proceed with the preparation of said Utility Commitment for the Board's consideration at its next regular meeting.

ANNUAL REVIEW OF SURVEY OF WAGE RATE SCALES AND ADOPTION OF RESOLUTION ADOPTING PREVAILING WAGE RATE SCALE FOR CONSTRUCTION PROJECTS

The Board next considered the review of an annual survey of prevailing wage rates for construction projects and the adoption of a Resolution in connection therewith. In that regard, Ms. Free reported that SPH is recommending that the District continue to adopt the wage rates as determined by the United States Department of Labor ("DOL") for Harris County. After discussion on the matter, Director Wilson moved that the updated DOL wage rate scales for Harris County be adopted as the District's prevailing wage rate scale for construction projects, and that the Resolution Adopting Prevailing Wage Rate Scale for Construction Projects, which Resolution is attached hereto as **Exhibit H**, be adopted by the Board. Director Smith seconded said motion, which unanimously carried.

STATUS OF ACTIVITIES OF THE CENTRAL HARRIS COUNTY REGIONAL WATER AUTHORITY ("AUTHORITY")

The Board noted that matters related to the Authority were previously discussed.

COMMUNICATIONS REPORT

The Board deferred consideration of website and text-related communication matters.

RENEWAL OF DISTRICT INSURANCE POLICIES

The Board deferred consideration of a proposal relative to the District's insurance policies from Arthur J. Gallagher & Co. for the District's various insurance policies for the period ending March 31, 2024, until its next meeting.

ANNUAL MAINTENANCE FOR ARBITRAGE ANALYSIS REPORT; ENGAGE ARBITRAGE COMPLIANCE SPECIALISTS, INC. FOR PREPARATION OF ARBITRAGE COMPLIANCE REPORT FOR THE DISTRICT'S SERIES 2020 REFUNDING BONDS

Ms. Free presented to and reviewed with the Board the Annual Maintenance for Arbitrage Analysis Report (the "Report") dated January 17, 2024, prepared by Municipal Risk Management Group, L.L.C. ("MRMG"), a copy of which is attached hereto as **Exhibit I**, and reviewed same with the Board. Ms. Free noted that the District is required to prepare the 5th Year Arbitrage Rebate Report for the District's \$2,105,000 Unlimited Tax Refunding Bonds, Series 2020 (the "Series 2020 Refunding Bonds"). In connection therewith, Ms. Free then presented and reviewed with the Board an engagement letter from Arbitrage Compliance Specialists, Inc. ("ACS"), a copy of which is attached hereto as **Exhibit J**, for preparation of the 5th Year Arbitrage Rebate Report for the District's Series 2020 Refunding Bonds (the "Arbitrage Report"). After discussion on the matter, Director Smith moved that ACS be engaged to prepare the Arbitrage Report in accordance with such proposal and that the President be authorized to execute same on behalf of the Board and District. Director Robinson seconded said motion, which unanimously carried.

ATTORNEY'S REPORT

The Board next considered the attorney's report. In connection therewith, Ms. Free advised that she had nothing further of a legal nature to discuss with the Board at this time.

EXECUTIVE SESSION

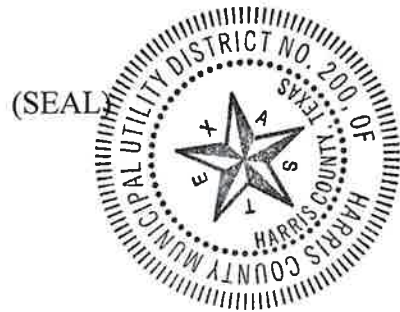
Ms. Free advised that it would not be necessary for the Board to convene in executive session at this time.

FUTURE AGENDAS

The Board did not request any items be placed on future agendas other than those already discussed and regular and on-going items.

ADJOURNMENT

There being no further business to come before the Board, upon motion made by Director Smith, and seconded by Director Brown, the Board unanimously voted to adjourn the meeting.



Yvonne Smith
Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

- Exhibit A – HCCO Report
- Exhibit B – Tax Assessor/Collector's Report as of January 31, 2024;
Delinquent Collections Listings as of January 31, 2024
- Exhibit C – Bookkeeper's Report
- Exhibit D – Resolution Concerning Developed District Status for 2024 Tax Year
- Exhibit E – Delinquent Tax Collections Report
- Exhibit F – Operations and Maintenance Report
- Exhibit G – Engineering Report
- Exhibit H – Resolution Adopting Prevailing Wage Rate Scale for Construction Projects
- Exhibit I – Annual Maintenance for Arbitrage Analysis Report
- Exhibit J – ACS Engagement Letter

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