

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 61**  
**Minutes of Meeting of Board of Directors**  
**January 27, 2026**

The Board of Directors of Harris County Municipal Utility District No. 61 met at 1825 N. Mason Road, Katy, Harris County, Texas 77449 on January 27, 2026, in accordance with the duly posted notice of meeting, and the roll was called of the duly constituted officers and members of said Board of Directors, as follows:

Wheeler BeMent, President  
Billy Lowery, Vice-President  
W.R. Lusby, Secretary  
Floyd J. Ball, Assistant Secretary  
Jerry Owen, Director

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

Also present were Jonathan Liu of A&S Engineers, Inc. ("A&S"); Claudia Garza of Municipal Operations & Consulting, Inc. ("MOC"); Vanessa Hernandez of Myrtle Cruz, Inc.; Ashlie Whittemore of Wheeler & Associates, Inc.; Angie Hartwell of First Environment Erosion Controls ("FEEC"); Sergeant Warren Conner of Harris County Sheriff's Office ("HCSO"); and Jacquelyn Goodwin of Marks Richardson PC ("MRPC").

The President called the meeting to order.

As the first order of business, the Board considered comments from members of the public. No one present signed up to address the Board.

The Board next considered approval of the minutes of the Board of Directors meeting held on December 16, 2025. After discussion, Director Ball made a motion to approve the minutes of the meeting held on December 16, 2025, as presented. Director Lowery seconded the motion, which carried unanimously.

The Board next considered a report relative to security patrol services provided by the Harris County Sheriff's Office ("HCSO") and review of activities by POV contract deputies. Sergeant Conner addressed the Board and stated that he is the POV Coordinator under the POV Security Patrol Agreement with the District. He stated that there were two (2) repossessions out of one of the apartment complexes in the District. Director Lowery asked about the volume of vehicles that come in and out of the contract while the POV deputies are on duty. Sergeant Conner stated that the volume can vary depending on the time of year, and that he observes and follows the vehicles entering the contract for suspicious activity which has served as a deterrent. Director Lowery asked Sergeant Conner to explain the need for the increase in the hourly rate. Sergeant Conner explained that it has been difficult to find deputies wanting to work as a POV deputy due to the current hourly wage paid by the District. He stated that other contracts pay POV deputies between \$45-\$55 an hour, and the District currently pays the POV deputies \$40 an hour. He also stated that the payment schedule for the POV deputies has deterred some of the deputies from wanting to work the District's contract. Director Lowery asked if whether a decrease in the total hours dedicated to the contract each week would be a detriment to the District. Sergeant Conner

stated that there is not much crime in the District which he attributes to the visibility of the POV deputies and the HCSO contract deputies.

The Board next considered review of the POV Security Patrol Agreement. Ms. Goodwin presented the POV Security Patrol Agreement and reviewed same with the Board. After discussion, Director Lowery made a motion to increase the hourly wage paid to the POV deputies to \$60, effective February 15, 2026, to change the payment period to begin on the 15<sup>th</sup> of a calendar month and to end on the 14<sup>th</sup> of the following month, and to authorize MRPC to prepare an amendment to the POV Security Patrol Agreement. Director BeMent seconded the motion, which unanimously carried. The Board then concurred that current payment period will begin January 1, 2026, and end February 14, 2026, and that beginning February 15, 2026, the new payment period will begin the 15<sup>th</sup> of each month through the 14<sup>th</sup> of the following month, with payment to the POV deputies being presented to the Board at the following Board meeting.

The Board next considered a report from FEEC relative to mowing and detention pond maintenance within the District. Ms. Hartwell presented the attached report and reviewed same with the Board.

The Board next discussed the District's parks. No one present had anything new to report.

The Board next considered the status of surface water issues and the West Harris County Regional Water Authority ("WHCRWA"). Director Lowery gave an update on the status of projects for the WHCRWA. He then presented various handouts from the most recent meeting of the WHCRWA including the Notice of Meeting, Operations Report, Construction Status Report and Conversion Schedule, and reviewed same with the Board.

The Board next considered the financial and investment reports and invoices presented for payment. Ms. Hernandez reviewed the attached bookkeeping reports, investment inventory reports and bills for payment with the Board. The Board requested that the security line item be broken out on the budget to track the payments made toward the POV Security Agreement. After review and discussion, Director Ball made a motion to approve the reports and authorize the disbursements identified therein. Director Lowery seconded the motion, which unanimously carried.

Ms. Goodwin next advised the Board that provisions of the Public Funds Investment Act require the Board to review, revise and adopt at least annually a list of qualified brokers authorized to engage in investment transactions with the District. She reviewed with the Board a Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with the District, and the attached list of financial institutions, brokers and dealers attached thereto as Exhibit "A." Ms. Goodwin recommended to the Board that if any of the directors have a relationship with any of the institutions shown on the list that could create a conflict of interest, then that institution(s) should be deleted from the list that the Board adopts. After discussion, Director BeMent made a motion to approve the Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with the District. Director Lowery seconded the motion, which unanimously carried.

The Board next considered the status of collection of taxes. Ms. Whittemore reviewed the attached tax assessor's report and the delinquent tax roll for the month of December. She noted that 36.87% of the District's 2025 taxes had been collected through December 31, 2025. After review and discussion of the reports, Director BeMent made a motion to approve the reports and authorize the disbursements identified therein. Director Lowery seconded the motion, which unanimously carried.

There was next a discussion regarding the status of the District's delinquent tax accounts. The Board reviewed the attached Delinquent Collections Listing as of December 31, 2025. The Board next reviewed the attached report dated January 27, 2026, which had been prepared by the District's delinquent tax attorney, Perdue, Brandon, Fielder, Collins & Mott, L.L.P. ("Perdue"). The Board requested that Perdue attend the next meeting. Ms. Goodwin agreed to contact Perdue regarding the matter.

The Board next considered the adoption of a Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes. Ms. Goodwin advised that the Board is authorized, pursuant to Section 33.11 of the Texas Tax Code, as amended, to impose, under certain conditions, an additional penalty not to exceed twenty percent (20%) of the delinquent personal property taxes due to the District that became delinquent on or after February 1 of a year and that remain delinquent sixty (60) days after the date on which they become delinquent. After discussion, Director Lusby made a motion to adopt the attached Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes and to authorize Perdue to proceed with the collection of the District's delinquent personal property accounts following proper notice as provided in the Resolution, including the filing of lawsuits, as necessary. Director BeMent seconded the motion, which unanimously carried.

The Board next considered authorizing the design, advertisement for bids and/or award of construction contracts, status of construction contracts previously awarded and acceptance of sites and easements.

The Board next considered authorizing the preparation of plans for construction of Water Plant No. 2. Mr. Liu stated that A&S received comments from Harris County and are awaiting City of Houston review.

The Board next deferred the status of construction contracts as the District does not have any current construction projects.

The Board next considered the acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District. No one present had anything new to report.

The Board next considered the status of storm water quality permits. Mr. Liu stated that the Mason/Franz Storm Trooper storm water quality permit renewal application was submitted for review. He stated that all of the other storm water quality permits are up to date.

The Board next considered a discussion regarding the WHCRWA water line easement acquisition. Mr. Liu stated that A&S is working with the WHCRWA design engineer concerning future surface water services at the Williamsburg Water Plant and the future Water Plant No. 2.

The Board next considered the status of the Katy Grand Village development. Mr. Liu reminded the Board that the contractor for the project inadvertently made a connection to the District's waterline in November and noted that no water had been used by the contractor. He stated that he spoke to Harris County Municipal Utility District No. 62's ("HCMUD 62") engineer and reached an agreement regarding HCMUD 62 disconnecting from the District's waterline. Mr. Liu reported that MOC will be handling the disconnection and HCMUD 62 will be responsible for the costs associated therewith.

The Board next considered the status of the Colonial Park pond fountains. Mr. Liu stated that Lake Management Services ("LMS") changed their maintenance schedule to the fourth Thursday of the month.

The Board next considered the issuance of utility commitments. Mr. Liu stated that A&S received an inquiry for the tract located on the southwest corner of Mason Road and Mason Manor Drive but has not yet received any further information.

The Board next considered a report on the District's water, sanitary sewer, and storm sewer systems for the month of November. Ms. Garza reported that the District accounted for 93% of the water pumped during the month of December and that MOC operated the District's facilities in compliance with their respective permits.

Ms. Garza next presented the operation jobs completed over the past month and reviewed same with the Board.

Ms. Garza next requested that the Board consider authorizing MOC to write off two (2) delinquent accounts in the total amount of \$258.58, as outlined in the attached Collections Lists and Charged Off Lists. After discussion, Director Ball made a motion to authorize MOC to write off the two (2) subject accounts, as set out above. Director Lusby seconded the motion, which unanimously carried.

The Board next considered the report on the regional sewage treatment plant, including compliance with the wastewater discharge permit. Ms. Garza stated that MOC operated the facilities in compliance with the plant permit, and the plant operated at 62% of capacity for the month of December.

The Board next considered the status of the Williamsburg Regional Sewage Authority. No one present had anything new to report.

The Board next considered adoption of an Order Establishing Office and Meeting Place Outside the District. Ms. Goodwin presented the attached Order Establishing Office and Meeting Place Outside the District and reviewed same with the Board noting that MRPC will be moving its office to a new building in February. After discussion, Director Lusby moved to approve the Order Establishing Office and Meeting Place Outside the District. Director BeMent seconded the motion, which carried unanimously.

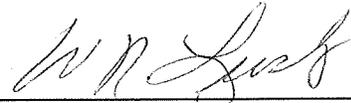
The Board next considered the review and amendment to the Order Adopting An Amended and Restated Code of Ethics, Fees and Expense Policy, Policy Relating to Consulting Services,

Uniform Financial Accounting and Reporting Standards, Policy Relating to Adoption of Annual Operating Budget, and Creating an Audit Committee of the Board of Directors (“Order”). Ms. Goodwin advised that there was a statutory change increasing the dollar amount threshold triggering director’s “substantial interest” in a business entity. She stated that a director is now considered to have a “substantial interest” in a business entity if the director owns \$15,000 or more of the fair market value of such entity. After discussion, Director Lowery moved to approve the amendment to the Order as set out above. Director BeMent seconded the motion, which passed unanimously.

The Board next considered the review and collection of documentation requiring signature by the Board of Directors.

The Board next considered matters for possible placement on future agendas. The Board requested that an item be added to the agenda for the next meeting to consider an Amendment to the POV Security Agreement.

There being no further business to come before the Board, the meeting was adjourned.



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Secretary, Board of Directors

ATTACHMENTS TO MINUTES OF BOARD OF DIRECTORS  
January 27, 2026

1. POV Security Agreement
2. FEEC Report
3. WHCRWA handouts
4. Bookkeeper's Report
5. Resolution Adopting List of Qualified Brokers
6. Tax Assessor-Collector's Report
7. Delinquent Tax Report
8. Resolution Authorizing Additional Penalty on Delinquent Personal Property Taxes
9. Engineer's Report with related correspondence
10. Operations Report and related correspondence
11. Order Establishing Office and Meeting Place Outside the District
12. Code of Ethics