

**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 61**  
**Minutes of Meeting of Board of Directors**  
**May 4, 2022**

The Board of Directors of Harris County Municipal Utility District No. 61 met at 1825 N. Mason Road, Katy, Harris County, Texas 77449 on May 4, 2022, 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  
William Evans, Director

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

Also present were Jim Ainsworth and Jonathan Liu of A&S Engineers, Inc. ("A&S"); Claudia Garza of Municipal Operations & Consulting, Inc. ("MO&C"); Dillon Mills of Newmark Homes; Duane Heckmann of Land Advisors; Sarah Sisoian of Wood Partners; and David Marks and Blake Ellis 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.

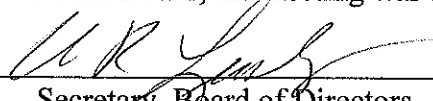
The Board next considered a discussion regarding the proposed development by Wood Partners located at N. Mason Road and Mason Manor Drive, and authorizing A&S to begin preparation of a feasibility study in connection therewith. Mr. Heckmann asked the Board whether it had any questions regarding the proposed Alta Mason Manor development. Director Ball asked about the deed restriction proposal and whether the restrictions violate fair housing regulations. Ms. Sisoian stated that Wood Partners is coordinating with their attorneys on the matter. Director Lusby discussed the District previously turning down a developer for the subject tract for a proposed apartment development. After discussion, Director BeMent made a motion to authorize A&S to begin preparation of a feasibility study in connection with the proposed development, subject to receipt of a deposit from Wood Partners.

Mr. Marks next discussed the possibility of the developer acquiring the subject tract of land and paying upfront for the District to build a new Water Plant in conjunction with the construction of the apartment development. He stated that this would be reimbursable with interest through a bond issue once the apartment development is complete. Mr. Marks stated that he discussed the matter with the District's financial advisor, Ms. Anthea Moran, who confirmed conceptually that the proposed plan would work by shifting a few pennies from the operation and maintenance tax rate to the debt service tax rate in order to fully pay for the bond issuance and reimburse the developer.

The Board next discussed a complaint from a resident of a house that backs up to Dunmore Park that has dogs that get into the park, have damaged sprinkler heads and are noisy.

The Board next considered matters for possible placement on future agendas.

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

  
Secretary, Board of Directors