

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 61
Minutes of Meeting of Board of Directors
July 22, 2025

The Board of Directors of Harris County Municipal Utility District No. 61 met at 1825 N. Mason Road, Katy, Harris County, Texas 77449 on July 22, 2025, 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 and Anna Hunter of A&S Engineers, Inc. ("A&S"); Lonnie Wright and 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"); 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 acceptance of a Qualification Statement and Oath of Office for newly appointed Director Owen. Director Owen executed the Qualification Statement and took his oath of office. After discussion, Director Lowery made a motion to accept the aforementioned documents. Director Ball seconded the motion, which carried unanimously. Director Owen participated in the remainder of the meeting.

The Board next considered the election of officers of the Board of Directors. After discussion, Director Lowery made a motion to elect Director Owen to the position of Director, and that the remaining Board members remain in their existing officer positions. Director BeMent seconded the motion, which carried unanimously.

The Board next considered approval of the minutes of the Board of Directors meetings held on June 24, 2025 and July 2, 2025. After discussion, Director Lowery made a motion to approve the minutes of the meetings held on June 24, 2025 and July 2, 2025, as presented. Director Ball 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"). Director Lowery reported on activity in the District for the month of June. He presented the attached Contract Analysis and reviewed same with the Board. Director Lowery stated that there have been issues with criminal mischief in the apartment complex. He stated that HCSO was able to pull vehicle information from the Flock cameras.

Director Lowery next proposed that the District purchase radar guns. He stated that other municipal utility districts have purchased radar guns for the patrolling deputies to use while working within the districts' contract area. The Board requested the MRPC work with Director Lowery to obtain more information on the matter.

The Board next considered the review and approval of the Interlocal Agreement for Law Enforcement Services between the District and Harris County, to be effective October 1, 2025. Ms. Goodwin noted that the Agreement will be for a one-year term effective October 1st and that there is a slight cost increase from last year. After discussion, Director Lowery made a motion to approve the Interlocal Agreement for Law Enforcement Services between the District and Harris County. Director Ball seconded the motion, which unanimously carried.

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, and Bookkeeper's Report 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. 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.

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 June. She noted that 98.40% of the District's 2024 taxes had been collected through June 30, 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 June 30, 2025. The Board next reviewed the attached report dated July 22, 2025, which had been prepared by the District's delinquent tax attorney, Perdue, Brandon, Fielder, Collins & Mott, L.L.P.

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 is working with structural, electrical and well engineers on

design plans. He stated that A&S prepared a schedule for design and construction phases and anticipates that construction would commence May 2026.

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 renewal package for the Westside Office Park Detention Pond storm water quality permit was sent to Harris County for review and approval. He stated that all of the other storm water quality permits are up to date.

The Board next discussed the WHCRWA water line easement acquisition. Mr. Liu reported that A&S reached out to WHCRWA to obtain some additional information.

The Board next considered the status of the Colonial Park pond fountains. Mr. Liu stated that Lake Management Services ("LMS") completed scheduled maintenance on July 14, 2025, and inspected fountains, lights and timers. He stated that timer batteries were replaced.

The Board next considered the issuance of utility commitments. No one present had anything new to report.

The Board next deferred consideration of the status of a new development in the District, including a proposal from Harris County Municipal Utility District No. 62 ("MUD 62") to provide service to a proposed development by Meritage Homes, a portion of which will be located within the District until later in the meeting.

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

Mr. Wright next presented operation jobs completed over the past month and reviewed same with the Board.

The Board next considered the report on the regional sewage treatment plant, including compliance with the wastewater discharge permit. Mr. Wright stated that MOC operated the facilities in compliance with the plant permit, and the plant operated at 59% of capacity for the month of June.

The Board next considered the review and approval of a Utility Development Agreement ("UDA") between the District and Global New Millenium Partners, Ltd. relative to the development of a 0.6170 acre tract into the District. Ms. Goodwin stated that according to A&S, the developer has chosen not to submit plans for the facilities to the City of Houston for review and approval and consequently is not eligible to be reimbursed by the District for the construction

and conveyance of water and sanitary sewer facilities. She noted that the District will not be entering into a UDA with the developer. The Board requested that the item be removed from the agenda hereafter.

The Board next considered the adoption of a District policy regarding fees of office. Ms. Goodwin presented the attached Amended and Restated Resolution Authorizing Payment of Fees of Office and reviewed same with the Board. After discussion, Director Ball made a motion to approve the Amended and Restated Resolution Authorizing Payment of Fees of Office, and to authorize the President and Secretary to execute same on behalf of the Board and the District. Director Lowery seconded the motion, which unanimously carried.

Ms. Goodwin next presented and reviewed the attached Legislative Update of the 89th Regular Session of the Texas Legislature prepared by MRPC.

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

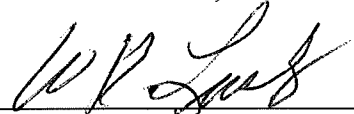
The Board next convened in Executive Session at 6:40 p.m. to discuss real property matters pursuant to §551.072, Texas Government Code; and the deployment or specific occasions for implementation of critical infrastructure, pursuant to §551.089, Texas Government Code.

The Board next considered taking appropriate action related to real property matters pursuant to §551.072, Texas Government Code; and the deployment or specific occasions for implementation of critical infrastructure, pursuant to §551.089, Texas Government Code. After discussion, Director Lowery made a motion to allow MUD 62 to serve to a proposed development by Meritage Homes, a portion of which will be located within the District, and to make a one-time payment to MUD 62 that is equal to the District's pro rata share of the construction costs, subject to finalizing the required documents. Director Ball seconded the motion, which unanimously carried.

The Board next deferred consideration of the approval of an updated Emergency Preparedness Plan.

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

ATTACHMENTS TO MINUTES OF BOARD OF DIRECTORS
July 22, 2025

1. FEEC Report
2. WHCRWA handouts
3. Bookkeeper's Report
4. Tax Assessor-Collector's Report
5. Delinquent Tax Report
6. Engineer's Report with related correspondence
7. Operations Report and related correspondence
8. Amended and Restated Resolution Authorizing Payment of Fees of Office
9. Legislative Update of 89th Texas Legislature