HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 61
Minutes of Meeting of Board of Directors
August 26, 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 August 26, 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, except Director BeMent, 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"); Derek Michael of SRI, Inc. ("SRI"); and Jacquelyn Goodwin of Marks Richardson PC ("MRPC").

The Vice 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 July 22, 2025. After discussion, Director Ball made a motion to approve the minutes of the meeting held on July 22, 2025, as presented. Director Lusby seconded the motion, which carried unanimously.

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. Director Lusby stated that there is a pine tree on the north side of Colonial Park that is leaning, and the guide wires are disconnected. Ms. Hartwell stated that FEEC will investigate the issue.

The Board next considered the purchase of security patrol equipment. Director Lowery stated that the Harris County Sheriff's Office ("HCSO") does not have enough radar or lidar speed detection equipment (the "Units") to assign a Unit to each of its officers or patrol vehicles. He stated that he has spoken with the HCSO who informed Director Lowery that other municipal utility districts purchase Units for use by contract patrol officers. He then presented the attached quotes for the purchase of Units from Stalker Radar and reviewed same with the Board. Ms. Goodwin stated that she received the same information from the HCSO and reminded the Board that the District possesses only those powers that are expressly conferred upon it by law and that, while the District has the authority to contract with peace officers in accordance with Chapter 49 of the Texas Water Code, the purchase of equipment for use by such peace officers is not a power expressly granted to the District by law. Director Lusby stated that he does not support the purchase of Units as such purchases should be the responsibility of Harris County ("County"). He also noted that the District's agreement to purchase the Units may lead to additional equipment funding requests from the County. After discussion, Director Lowery made a motion to authorize the purchase of two (2) Units for approximately $3,970.00. Director Ball seconded the motion, with Directors Lowery, Ball and Owen voting in favor and Director Lusby voting against such motion.

Ms. Hernandez entered the meeting at this time.

Director Lowery next discussed the purchase of a safe to be used to store the Units while not in use by the HCSO deputies. After discussion, Director Lowery made a motion to approve the purchase of safe and clipboard at a cost not to exceed $500. Director Ball seconded the motion, which unanimously carried.

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 July. He presented the Contract Analysis and reviewed same with the Board. Director Lowery stated that there have been several calls coming in from the apartment complex on Colonial Parkway.

The Board next considered ratification of the Board's prior action for the approval of the Interlocal Agreement for Law Enforcement Services between the District and Harris County, to be effective October 1, 2025. After discussion, Director Lowery made a motion to ratify the Board's prior action approving the Interlocal Agreement for Law Enforcement Services between the District and Harris County. Director Ball seconded the motion, which unanimously carried.

The Board next discussed the District's parks. Director Lusby stated that the sprinkler box covers are missing. He stated that he will send an email to Mr. Martin of FEEC regarding the matter.

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. Director Lowery stated that the WHCRWA will be ready to serve the District by late 2027 to early 2028. Mr. Liu stated that he spoke with the WHCRWA regarding the matter and that A&S is waiting on additional information from the WHCRWA regarding any action needed to be taken by the District in preparation for the surface water conversion.

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 Lowery made a motion to approve the reports and authorize the disbursements identified therein. Director Ball 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 July. She noted that 98.88% of the District's 2024 taxes had been collected through July 31, 2025. After review and discussion of the reports, Director Lowery made a motion to approve the reports and authorize the disbursements identified therein. Director Ball 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 July 31, 2025. The Board next reviewed the attached report dated August 26, 2025, which had been prepared by the District's delinquent tax attorney, Perdue, Brandon, Fielder, Collins & Mott, L.L.P.

The Board next considered the status of a sales and use tax report prepared by SRI. Mr. Michael stated that SRI identified three (3) new sales tax permits, four (4) new business entities providing a non-taxable service, and four (4) new vacancies. He noted that SRI reported the businesses without permits to the Comptroller.

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 anticipates submitting plans to the review agencies at the end of September.

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 deferred a discussion of the WHCRWA water line easement acquisition as same was previously discussed in the meeting.

The Board next considered the status of the Colonial Park pond fountains. Mr. Liu stated that Lake Management Services ("LMS") completed scheduled maintenance on August 11, 2025, and inspected fountains, lights and timers.

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

The Board next considered the status of a new development in the District, including review and approval of the Memorandum of Understanding ("MOU") with Harris County Municipal Utility District No. 62 ("MUD 62") relative to the provision of service to the Katy Grand Village development, a portion of which will be located within the District. Ms. Goodwin presented the attached MOU between the District and MUD 62 and reviewed same with the Board. After discussion, Director Ball made a motion to approve the MOU between the District and MUD 62 relative to the provision of service to the Katy Grand Village development and authorized the Vice President and Secretary to execute same on behalf of the Board and the District. Director Lusby seconded the motion, which unanimously carried.

The Board next considered a report on the District's water, sanitary sewer, and storm sewer systems for the month of July. Mr. Wright reported that the District accounted for 96% of the water pumped during the month of July 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 July.

Mr. Wright next requested that the Board consider authorizing MOC to turn over one (1) delinquent account to Collections Unlimited of Texas ("CUT") for collection in the total amount of $52.21, as outlined in the attached Collections Lists and Charged Off Lists. After discussion, Director Ball made a motion to authorize MOC to turn over the one (1) subject account to CUT for collection, as set out above. Director Lowery seconded the motion, which unanimously carried.

The Board next considered the Amended and Restated Resolution Authorizing Payment of Fees of Office ("Resolution") and reviewed same with the Board. Director Ball reminded the Board that the Resolution was adopted by the Board at the last meeting. He stated that the Resolution provides that if director is requesting payment of fees of office for their attendance at a meeting outside of the District's regular Board meetings, and the director does not submit a written summary of such meeting to the District's bookkeeper in advance of the subsequent Board meeting, the Board may delay payment until the following Board meeting. Director Ball suggested enacting a standard practice requiring each board member to submit the form shown as Exhibit "A" to the Resolution, to the District's bookkeeper no later than the Friday before the Board's regular meeting, in order to receive fees of office for their attendance at any Additional Meetings, as defined therein. He stated that the enactment of this standard practice will make for better recordkeeping. Ms. Goodwin stated that an amendment to the Resolution is not necessary, as the existing language authorizes the District to take such action. After discussion, Director Lusby made a motion to authorize the District's bookkeeper to delay payment of fees of office in the event a director does not submit the required documentation no later than the Friday before the Board's regular meeting. Director Lowery seconded the motion, which unanimously carried.

The Board next considered the attached proposal from SignAd Outdoor for the purchase of an easement or a proposed land lease on the District's property located at I-10 and Julie Marie Lane. Mr. Liu reported that A&S is investigating the District's ownership of the property but does not believe the property is owned by the District. After discussion, the Board concurred to take no action.

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 7:29 p.m. to discuss the deployment or specific occasions for implementation of critical infrastructure, pursuant to §551.089, Texas Government Code. The Board returned from Executive Session at 7:33 p.m.

The Board next considered the approval of an updated Emergency Preparedness Plan. After discussion, Director Ball made a motion to approve the updated Emergency Preparedness Plan, and authorize A&S to submit same to the required agencies. Director Lusby seconded the motion, which unanimously carried.

The Board next considered matters for possible placement on future agendas. Director Lowery requested that an item be added to the agenda to discuss the status of the Williamsburg Regional Sewage Authority and any ongoing projects.

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
August 26, 2025

1. FEEC Report
2. Proposals from Stalker Radar
3. WHCRWA handouts
4. Bookkeeper's Report
5. Tax Assessor-Collector's Report
6. Delinquent Tax Report
7. Sales Tax Allocation Report from SRI
8. Engineer's Report with related correspondence
9. Memorandum of Understanding
10. Operations Report and related correspondence
11. Proposal from SignAd Outdoor