

HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 36
MINUTES OF MEETING OF BOARD OF DIRECTORS
MAY 14, 2024

The Board of Directors (the "Board" or "Directors") of Harris County Water Control and Improvement District No. 36 (the "District") met in regular session at 4:00 P.M. at 903 Hollywood, Houston, Texas 77015 and by Teleconference on Tuesday, May 14, 2024, pursuant to notice of said meeting posted in accordance with Chapter 551 of the Texas Government Code. The roll was called of the members of the Board, to-wit:

Ronald S. Holder	President
Gerardo Parra	Vice President
Maria E. Koukoulakis	Secretary
Eddie Cantu	Assistant Secretary
Tammy Eason	Director

All members of the Board were present, thus constituting a quorum. Also attending were Regina Duncan ("General Manager"); Gricelda Medrano ("Bookkeeper"); Dennis Corley ("Field Operations Manager"; Brenda McLaughlin of Bob Leared Interests ("Tax Assessor/Collector"); Jennifer Shakra of A&S Engineers, Inc. ("District's Engineer"); Officer Erica Rocha of S.E.A.L. Security Solutions, LLC ("S.E.A.L") via zoom; Marisa Roberts, Paralegal of Johnson Petrov LLP ("District's Attorney"); Luz Lopez of Harris County Precinct 2.

1. Public Comment. The President first opened the meeting to public comment concerning the business of the District. There being no public comment, the Board President proceeded with the agenda.

2. Minutes. Next, consideration was then given to the approval of the regular meeting minutes of April 23, 2024, and the special meeting minutes of April 30, 2024 and May 9, 2024, copies of which were distributed to the Board.

Upon motion by Director Cantu, seconded by Director Eason, after full discussion and with all Directors present voting aye, the Board approved such minutes as presented.

3. Tax Assessor-Collector Report, prepared by Bob Leared Interests, a copy of which is attached as Exhibit "A." Ms. McLaughlin presented and reviewed the Tax Assessor Collector Report with the Board, reporting 91.065% of the 2023 taxes and 98.423% of the 2022 taxes had been collected as of April 30 2024. Ms. Laughlin stated she expects to have the 2024 preliminary values by next month's meeting.

Upon motion by Director Parra, seconded by Director Cantu, after full discussion and with all Directors present voting aye, the Board approved the Tax Collector Report.

4. Delinquent Tax Report. There is no report presented at this time. The report will be presented quarterly.

5. S.E.A.L. Security. Sgt. Rocha presented the S.E.A.L. Patrol Report, a copy of which is attached hereto as Exhibit "B." Sgt. Rocha reviewed the recent activities in the District and responded to questions from the Board.

Upon motion by Director Parra, seconded by Director Cantu, after full discussion and with all Directors present voting aye, the Board approved the S.E.A.L. Patrol Report.

Ms. Lopez with Precinct 2 spoke to the Board regarding ongoing and future county projects within the District.

6. Bookkeeper's Report. The Board reviewed the current invoices for payment.

Ms. Duncan presented an Order Adopting Budget for FYE June 30, 2025 (the "Order"), a copy of which is attached hereto as Exhibit "C."

Upon motion by Director Parra, seconded by Director Eason, after full discussion and with all Directors present voting aye, the Board approved the Order Adopting Budget for FYE June 30, 2025.

Upon motion by Director Eason, seconded by Director Parra, after full discussion and with all Directors present voting aye, the Board approved payment of the invoices presented.

7. Engineer's Report, prepared by A&S Engineers, Inc., a copy of which is attached hereto as Exhibit "D." Ms. Shakra. Ms. Shakra reviewed the written report and updated the Board on the current engineering activities in the District.

Ms. Duncan brought to the Board's attention the issue with Houston Garden Center digging a well and not notifying the District. This will be discussed further under the General Manager's Report.

Upon motion by Director Cantu, seconded by Director Eason, after full discussion and with all Directors present voting aye, the Board approved the Engineer's Report.

8. General Manager's Report, a copy of which is attached as Exhibit "E."

- a. Ms. Duncan updated the Board regarding the District's current operations and ongoing projects. Ms. Duncan also discussed with Lockbox with Stellar Bank, a billing software and stated that no Board action was needed at this time. Ms. Duncan then reviewed an email from Johnson Petrov regarding the Houston Garden Center drilling and that the Harris-Galveston Subsidence District issued a permit to Houston Garden Center. Johnson Petrov will prepare a letter to be sent to Houston Garden Center to be sent from the District notifying the Houston Garden Center of the Districts Rules & Regulations regarding private water wells & instructing them to meet with District Staff.

- b. Service Agreement with Haden ACQ, LLC.

Ms. Duncan presented the Annexation and Sewer Improvement Financing and Construction Agreement by and Between Harris County Water Control and Improvement District No. 36 and Haden ACQ, LLC (the "Agreement") and the Utility Commitment Letter (the "Utility Commitment") for the 38.255 acre tract located at 1823 Haden Road for the Board's acceptance, a copy of which is attached hereto as Exhibit "F."

Upon motion by Director Koukoulakis, seconded by Director Eason, after full discussion and with all Directors present voting aye, the Board accepted the Agreement and Utility Commitment.

c. Agreement between the District and North Channel Water Authority. Ms. Duncan reminded the Board that an Agreement with the North Channel Water Authority in the event of non-payment from Haden ACQ, LLC, pending Johnson Petrov's final review.

Upon motion by Director Parra, seconded by Director Cantu, after full discussion and with all Directors present voting aye, the Board approved the Agreement with the North Channel Water Authority in the event of non-payment from Haden ACQ, LLC, pending Johnson Petrov's final review.

d. Discussion and Possible action to increase water and sewer rates. No action was deemed necessary at this time.

Upon motion by Director Cantu, seconded by Director Eason, after full discussion and with all Directors present voting aye, the Board approved the General Manager's Report.

9. Election Agenda:

a. Ms. Roberts delivered the Certificates of Election for Directors Parra, Cantu and Eason to the Board President, copies of which are attached as Exhibit "G."

b. Next, Ms. Roberts presented Director Qualification Affidavits, copies of which are attached as Exhibit "H," to Directors Parra, Cantu and Eason, who executed same, thereby verifying their qualifications to serve as Directors of the District.

c. Ms. Roberts also presented Directors Parra, Cantu and Eason with their sworn Statements of Elected/Appointed Officer, copies of which are attached as Exhibit "I" as required by the Texas Constitution, which statements were then duly executed by Directors Parra, Cantu, and Eason.

d. Ms. Roberts then proceeded to administer the Oath of Office to Directors Parra, Cantu and Eason, copies of which are attached as Exhibit "J".

Ms. Roberts inquired if the Board would like to change the slate of officers and the Board agreed to keep the slate of officers as they are at this time.

Upon motion by Director Cantu, seconded by Director Eason, after full discussion and with all Directors present voting aye, the Board appointed Director Parra as President of the Board.

Upon motion by Director Eason, seconded by Director Cantu, after full discussion and with all Directors present voting aye, the Board appointed Director Holder as Vice President of the Board.

Upon motion by Director Holder, seconded by Director Cantu, after full discussion and with all Directors present voting aye, the Board approved Director Koukoulakis to remain as Secretary of the Board.

10. Executive Session. None.

11. Receive other presentations, reports or updates from Board members, consultants, or employees.

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD,
the meeting was adjourned at 6:55 p.m.

PASSED and **APPROVED** this 28th day of May 2024.


Secretary, Board of Directors

EXHIBITS:

- A - Tax Assessor-Collector Report
- B - S.E.A.L. Security Report
- C - Budget FYE 6-30-25
- D - Engineer's Report
- E - General Manager's Report
- F - Service Agreement with Haden ACQ, LLC
- G - Certificates of Election
- H - Affidavits Qualifying Directors
- I - Oaths of Office

