

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 304
Minutes of Meeting of Board of Directors
April 18, 2024

The Board of Directors (the “Board”) of Harris County Municipal Utility District No. 304 (the “District”) held their regular meeting in accordance with the duly posted notice of meeting and the Texas Open Meetings Act. The roll was called of the duly constituted officers and members of said Board, as follows:

Ann-Toinette Johnson-Preston	-	President
Leonard Cummings, Jr.	-	Vice President
Rosalind Caesar	-	Secretary
Michael Garrett	-	Director
LaFrances Moses	-	Director

All of said persons were present, except Director Cummings, thus constituting a quorum.

Also present were Jared Bowlin, a representative of EHRA Engineering (the “District’s Engineer”); Yvonne Luevano, a representative of Wheeler & Associates, Inc. (the “District’s Tax Assessor”); Tony Bonaventure and Juan Rojas, representatives of Precision Utility Services, LLC (the “District’s Operator”); Scott Gray, a representative of Champions Hydro-Lawn, Inc. (the “District’s Landscaper”); Nannette Ray and Terrance Ray, representatives of TNR Advisors & Management Consultants, LLC (the “District’s Bookkeeper”); Jonathan Roach, Ray Arce, Jennifer Rodriguez, and Matthew Ognisty, representatives of Roach & Associates, PLLC (the “District’s Attorney”); Officer Berkheimer of the Harris County Precinct 4 Constables Office; Simon VanDyk, a representative from Touchstone District Services (“Touchstone”); and various residents, as noted on the sign-in sheet attached hereto as Exhibit “A”.

PUBLIC COMMENTS

Mr. Roach thanked the residents for attending and reviewed the District’s Public Comment Policy.

Mrs. Charlene Johnson introduced herself and reminded everyone that there is a special election in May for the Senate and the Harris County Appraisal District. She asked the residents for their support and noted she is on the Houston Community College Board of Directors. She advised that she wants to fight for education, reduce healthcare prices, oppose the school voucher program, and improve infrastructure, which would benefit the quality of water. She noted she was endorsed by firefighters and unions in the area.

Mrs. Sharon Mayo noted that only one resident showed up to the March 26, 2024, special meeting. She then stated that at that special meeting, the Board motioned for the District Attorney to remove the ballots every day after voting closes and expressed her opposition to that decision. She also noted that at that same special meeting the Board made a motion regarding park funds and asked the Board to focus on water and sewage. Mrs. Mayo then addressed Director Johnson-Preston, stating that at the candidate forum, Director Johnson-Preston noted she wanted to restore the District and asked her how she could achieve that if she did not focus on water and sewage. Mrs.

Mayo then mentioned the Civility Policy, stating it seems to only apply to some people, especially those who speak out against what happens in the District.

Mrs. Evelyn McGee introduced herself and stated that she was running for the Board due to the District's bad water quality. She noted the residents are not even able to take proper showers because of how bad the water is. She then added that they are stronger in numbers and asked the residents to please vote.

Mr. Larry Allen stated that his megaphone was his new NextDoor. He advised that every discussion by the Board should be tabled until after the election. He then asked why the Board has been trying to do everything that they did not do before. Then Mr. Allen asked why there were so many candidates running for the Board, noting it was only going to mess with the vote in his opinion. He then stated there was no civility on the Board, advising that every month the Board sits there and "plays games", adding that he cannot believe how grown people are acting like children. Mr. Allen then stated that he has voted for everyone on the Board, and they act like he has done nothing for the community. He noted the current Board does everything he has fought against.

Mr. Ben Abell introduced himself and a young participant accompanying him and noted they were representing Jarvis Johnson who is running for office. They asked the residents for their support and noted they had signs and information pamphlets for anyone who might be interested in learning more.

MINUTES OF PRIOR BOARD MEETINGS

The Board considered for approval the regular meeting minutes for March 21, 2024, and the special meeting minutes for March 26, 2024. Director Moses, Director Johnson-Preston, and Director Caesar requested some revisions to both sets of minutes. The Board concurred to defer the approval of the March 21, 2024, regular meeting minutes.

Then Director Caesar made a motion to approve the March 26, 2024, special meeting minutes as revised. The motion failed due to lack of a second.

BOOKKEEPER'S REPORT, INCLUDING TRANSITION MATTERS

Mrs. Ray presented the Bookkeeper's Report, attached hereto as **Exhibit "B"**. After no further discussion, Director Garrett made a motion, seconded by Director Moses, to approve the Bookkeeper's Report and all checks contained therein. The motion passed unanimously.

COMMUNICATIONS PROPOSAL

Mr. VanDyk introduced himself to the Board and discussed Touchstone's services, noting they could help improve the District's communication, transparency, and community involvement. He then explained that Touchstone works with over 100 districts and they help simplify the language spoken in meetings, particularly from engineering and operations, so that residents can understand and stay informed of the District's ongoing matters. Mr. VanDyk noted that he didn't have a proposal for their review as they prefer to create a plan specific to the District. He then recommended the Board set up a meeting to discuss the best way to achieve the District's needs and goals.

TAX ASSESSOR'S REPORT, INCLUDING DELINQUENCIES

Ms. Luevano presented and reviewed the Tax Assessor's Report; a copy is attached as Exhibit "C". After no further discussion, Director Moses motioned to approve the Tax Assessor's Report, including payment of invoices. The motion was seconded by Director Garrett and passed unanimously.

ATTORNEY'S REPORT

Mr. Roach noted that during the March 26, 2024, special meeting, the District's Attorney offered to pick up the ballots during Early Voting only because some Directors refuse to return their Administration Building keys and could not account for where all the keys are. He noted the District's Attorney does not want that responsibility, but he cannot ensure the safety of the ballots if the Administration Building can be accessed at any time by an unknown group of people. Mr. Roach noted that they have been brainstorming ideas to secure the ballots and recommended putting the ballots in a lockbox that can only be opened by the Presiding Judge.

After no further discussion, Director Garrett made a motion, seconded by Director Moses, to: (1) re-key the Administration Building; (2) authorize the ballot box to be stored in a lockbox at the end of each day's voting; and (3) authorize the Presiding Judge to be the only one with access to the lockbox during voting. The motion passed unanimously.

Director Moses noted the District employees will be at home during the election, and she moved to continue to pay the two District employees during the election, noting they still have bills to pay. The motion failed due to lack of a second. Director Johnson-Preston noted the Board could not address that motion until they discuss some employee matters during executive session.

Director Moses and Director Garrett exited the meeting. The meeting consequently lost quorum and therefore was adjourned.

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Approved this 16th day of May 2024.

/s/ Rosalind Caesar
Secretary, Board of Directors



LIST OF EXHIBITS

- Exhibit A - Sign-in Sheet
- Exhibit B - Bookkeeper's Report
- Exhibit C - Tax Assessor's Report