

## **HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 304**

### **Minutes of Meeting of Board of Directors**

**March 20, 2025**

The Board of Directors (the “Board”) of Harris County Municipal Utility District No. 304 (the “District”) held a 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:

Sharon Mayo	-	President
Geri Scott	-	Vice President
Sandra Ford	-	Secretary
Larry Gene Allen Sr.	-	Director
LaFrances Moses	-	Director

All of said members were present thus constituting a quorum.

Also present were Jared Bowlin of EHRA Engineering (the “District’s Engineer” or “EHRA”); Yvonne Luevano of Wheeler & Associates, Inc. (the “District’s Tax Assessor” or “Wheeler”); Juan Rojas and Manny Vadhar of Precision Utility Services, LLC (the “District’s Operator” or “Precision”); Nannette Ray and Terrance Ray of TNR Advisors & Management Consultants, LLC (the “District’s Bookkeeper” or “TNR”); Frank Mitchell and Josh Zientek of Mitchell, Zientek & Scruggs, LLP (the “District’s Attorney” or “MZS”); Juan Galvan of TXMGMT, LLC (“TXMGMT”); Chip Patronella of Champions Hydro-Lawn, Inc. (“Champions”); Officers of the Harris County Precinct 4 Constable’s Office (“HCCO4”); Officer Hodge of Willsher Security, LLC (“Willsher”) Simon VanDyk and Jenna Craig of Touchstone Communications (“Touchstone”); representatives of D.R. Horton; Asha Brewer of Harris County Public Health; and various members of the public.

#### **GENERAL MANAGER’S REPORT**

Mr. Galvan presented the report. Director Mayo made a motion to approve the general manager’s report as presented. The motion was seconded by Director Scott, which passed unanimously.

#### **PROPOSAL FROM HARRIS COUNTY PUBLIC HEALTH REGARDING COVID-19 MONITORING PROGRAM**

After hearing the presentation from Harris County Public Health, Director Moses made a motion to defer the item at this time and have MZS review the interlocal agreement. The motion was seconded by Director Allen and passed unanimously.

#### **PUBLIC COMMENTS**

The Board received many compliments and complaints from the public, but no action was taken.

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### **MINUTES OF PRIOR BOARD MEETING(S)**

After some discussion about proposed corrections, Director Moses motioned to change the way minutes are recorded and add back more details of the discussions. The motion was seconded by Director Allen and failed for lack of a majority with a 2-3 vote, with Directors Mayo, Scott, and Ford opposing the motion. Director Moses then motioned to have Touchstone begin video recording the Board meetings. Director Allen seconded the motion, which failed for lack of a majority with a 2-3 vote, with Directors Mayo, Scott, and Ford opposing the motion. Director Mayo made a motion to approve the minutes with the corrections noted by Director Moses and said motion was seconded by Director Scott. The motion passed 3-2 with Director Allen and Director Moses opposed.

### **LAW ENFORCEMENT REPORT**

The law enforcement report was presented by Willsher and Harris County Pct. 4 Constable. Director Allen then made a motion to terminate Willsher. The motion was seconded by Director Moses but failed for lack of a majority with a 2-3 vote, with Directors Mayo, Scott, and Ford opposing the motion.

### **AUTHORIZE CONSULTANTS TO RESEARCH UNCLAIMED PROPERTY AND MAKE PROPER NOTICES**

Director Ford made a motion to authorize the consultants to search for any unclaimed property and notify the potential owners and then escheat any remaining unclaimed property to the State. The motion was seconded by Director Mayo and passed 4-0-1 with Director Allen abstaining.

### **TAX ASSESSOR REPORT**

Director Allen made a motion to accept the tax assessor's report and payment of checks therein. The motion was seconded by Director Mayo and passed unanimously.

### **BOOKKEEPER'S REPORT**

After discussion, there was a motion made by Director Mayo, seconded by Director Scott to approve the bookkeeper's report and payment of all invoices presented therein. Directors Allen and Moses noted their approval was specifically for all invoices except the legal invoice. The motion passed in part unanimously as to approving the bookkeeper's report and all invoices besides the legal invoice, and passed in part 3-2 as to approving the legal invoice, with Directors Moses and Allen opposing. There was then a motion made by Director Mayo and seconded by Director Ford to adopt the resolution evidencing annual review of the investment policy and adoption of the qualified broker's list. The motion passed 4-0-1 with Director Allen abstaining.

### **DETENTION AND DRAINAGE FACILITIES REPORT**

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There were no action items discussed. Director Allen made a motion that was seconded by Director Moses to approve the detention and drainage facilities report. The motion passed unanimously.

#### **COMMUNICATIONS CONSULTANT REPORT**

Director Moses made a motion to accept the communications report as presented. The motion was seconded by Director Ford and passed unanimously.

#### **OPERATOR'S REPORT**

Mr. Rojas presented the operators report. Director Allen made a motion to approve the operator's report, the cut-off list, the Superall invoice as presented, and to defer on the security lighting until additional bids were received. The motion was seconded by Director Scott and passed unanimously.

#### **UPDATE ON SPEARS RD. DEVELOPMENT**

Mr. Mitchell provided a brief update. No action was taken at this time.

#### **ENGINEER'S REPORT**

Mr. Bowlin presented the engineer's report. Director Mayo stepped out temporarily during the engineer's report. Director Moses made a motion to appoint Directors Allen and Ford to a committee to meet with D.R. Horton. Director Allen seconded the motion which failed 2-2 for lack of a majority, with Directors Scott and Ford opposed and Director Mayo not present for the vote. Additional discussion ensued and Director Mayo returned to the meeting. Director Scott then made a motion to appoint Directors Ford and Mayo to the committee as previously discussed. The motion was seconded by Director Mayo and passed 3-0-2 with Director Moses and Allen abstaining from the vote. Director Allen stepped out temporarily. Director Mayo made a motion to approve the engineer's report and 1) approve the invoice for the Laurel Oaks HOA easement; 2) approve PE #3 for \$22,500 to C3 Constructors, LLC; 3) award of construction contract for the wastewater plant access road to Teamwork Construction Services, Inc. in the amount of \$334,792, pending approval of bonds and insurance; 4) authorize advertisement of Silverchase/Silverglen North pipeline easement drainage project; and 5) authorize EHRA to file the critical load status information as required. The motion was seconded by Director Scott and passed 3-0-1 with Director Allen absent for the vote and Director Moses abstaining from the vote.

#### **UPDATE ON PROPOSED SERIES 2025 BOND ISSUANCE**

Mr. Bowlin noted that the Bond Application Report to Texas Commission on Environmental Quality ("TCEQ") was still being prepared.

#### **CONSIDER RECOMPOSITOIN OF BOARD OFFICER POSITIONS**

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The Board deferred this item.

**DISCUSSION RELATED TO LIASION LIST**

The Board deferred this item.

**DIRECTOR ITEMS**

The Board deferred this item.

**UPDATE ON RATE STUDY**

The Board agreed to schedule a special meeting on March 26, at 6:00 p.m. to receive the final report from Superior Management regarding the rate study.

**ATTORNEY REPORT**

Discussion ensued about renewal of the District's insurance. Director Moses asked that her name be removed from the claim summary and then temporarily stepped out of the meeting. Director Allen stated that the abuse of the insurance policy needs to stop. Director Moses returned to the meeting. Director Scott made a motion approve the insurance renewal and said motion was seconded by Director Mayo. The motion passed 3-1-1 with Director Allen opposed and Director Moses abstaining.

**PENDING BUSINESS, MATTERS FOR FUTURE AGENDAS, AND SCHEDULE FOR UPCOMING MEETINGS, ADJOURNMENT**

The Board discussed the potential need for a special meeting to discuss the rate study and settlement offer. The special meeting will be scheduled for March 26, 2025.

**EXECUTIVE SESSION**

The Board entered into executive session at 9:10 p.m. for consultation with attorney. Director Moses did not enter executive session as a portion of the discussion related to her lawsuit against the District.

**RECONVENE IN OPEN SESSION**

The Board reconvened in open session at 9:17 p.m. Director Mayo read a public apology to Director Moses, noted they would await her recommendation on a team building consultant, and explained that per Hartline Berger, the litigation counsel representing the District, Directors Mayo and Scott, and prior Director Michael Garrett (the "Litigation Counsel"), the dismissal of the lawsuit with prejudice on Director Moses' part operated to dissolve the temporary injunction resulting in

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Director Moses being back off the Board due to her original disqualification and removal and there would be a vacancy on the Board.

**ADJOURNMENT**

There being no further agenda items, the meeting was adjourned by Director Mayo.

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Approved this 15<sup>th</sup> day of May, 2025.

/s/Sandra Ford

Secretary, Board of Directors



**LIST OF EXHIBITS**

Exhibit A - Tax Assessor's Report  
Exhibit B - Bookkeeper's Report  
Exhibit C - Engineer's Report  
Exhibit D - Operator's Report