

**MINUTES OF MEETING  
OF THE  
BOARD OF DIRECTORS**

FEBRUARY 12, 2024

THE STATE OF TEXAS §  
COUNTY OF HARRIS §  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 537 §

The Board of Directors (the “Board”) of Harris County Municipal Utility District No. 537 (the “District”), noticed a regular session open to the public, to be held at 12:00 p.m., on Monday, February 12, 2024, at 1980 Post Oak Blvd, Suite 1380, Houston, Texas 77056, a designated meeting place located outside the boundaries of the District. Whereupon, at 12:06 p.m., the meeting was called to order and the roll was called of the members of the Board, to wit:

Allen Watson	-	President
Beatriz Armendarez	-	Vice President
Anthony Sartori	-	Secretary
James Balock	-	Assistant Secretary
Nancy Turner	-	Assistant Secretary

All members of the Board were present, thus constituting a quorum. Copies of the notices of the meeting are attached hereto.

Also attending the meeting were Debra Loggins and Loren Clark of L & S District Services (“L & S”), Bookkeeper for the District; Shammarie Leon of Bob Leared Interests, Tax Assessor/Collector for the District; James Lott of Brown & Gay Engineers (“BGE”), Engineers for the District; Jaison Sanwald of SiEnvironmental, LLC (“SiEnviro”), Operator for the District; Zach Smith of Lake Management Services (“LMS”), Maintenance Contractor for the District; Michael Willet of Touchstone Services; and Joshua J. Kahn and Deidra Daniels (Paralegal) of Sanford Kuhl Hagan Kugle Parker Kahn LLP (“SK Law”), Attorneys for the District.

Some Agenda items were taken out of order.

**HEAR FROM PUBLIC**

The Board noted that no Public wished to address the Board.

### **APPROVE MINUTES OF MEETING NOVEMBER 28, 2023**

The Board reviewed the proposed minutes of the meeting of the Board held November 28, 2023, copies of which were previously distributed to the Board.

Upon motion by Director Watson, seconded by Director Turner, and after full discussion, the Board voted unanimously to approve such Minutes, as presented.

### **GREEN FOR LIFE REPORT**

No Report was offered. The Board discussed missed trash pickups and the lack of response from GFL.

The Board noted that no action was necessary in connection with the Report.

### **DEVELOPER'S REPORT**

No Report was offered.

### **TAX ASSESSOR-COLLECTOR'S REPORT**

The Board recognized Ms. Leon, who reviewed with the Board the Tax Assessor/Collector's Report.

Upon motion by Director Watson, seconded by Director Sartori, and after full discussion, the Board voted unanimously to (1) approve the Tax Assessor/Collector's Report; and (2) authorize payment of the tax checks listed therein.

### **BOOKKEEPER'S REPORT**

The Board recognized Ms. Clark, who submitted to and reviewed with the Board the Bookkeeper's Report, payment of invoices, and Investment Report, copies of which are attached hereto. The Board recognized Ms. Loggins, who presented to and reviewed with the Board an Amended Bookkeeping Contract, noting that her rates had not increased since 2016.

Upon motion by Director Sartori, seconded by Director Watson, and after full discussion, the Board voted unanimously to approve (1) the Bookkeeper's Report, (2) payment of invoices, (3) Investment Report; and (4) amended Bookkeeping Agreement.

## **OPERATOR'S REPORT**

The Board recognized Mr. Sanwald, who submitted to and reviewed with the Board the Operator's Report, a copy of which is attached hereto. Mr. Sanwald noted that the backflow preventers were still removed and that they are continuing to work with the City of Houston on water pressure matters. Mr. Sanwald updated the Board on the status of the fire hydrant painting, meter replacement, and the City's preventative maintenance schedule for the sanitary sewer line under the railroad.

Upon motion by Director Sartori, seconded by Director Watson, and after full discussion, the Board voted unanimously to approve the Operator's Report.

## **ENGINEER'S REPORT**

The Board recognized Mr. Lott, who presented to and reviewed with the Board the Engineer's Report, a copy of which is attached hereto. Mr. Lott noted that, during the month of January, average water pressure within the District was 45.39 PSI, with a minimum of 41.89 PSI and a maximum of 48.5 PSI.

Upon motion by Director Turner, seconded by Director Watson, and after full discussion, the Board voted unanimously to approve the Engineer's Report.

## **WATER PRESSURE IN DISTRICT**

The Board recognized Director Watson, who advised that the District's Attorneys and Engineers are continuing to work on property acquisition for a proposed water repressurization system.

## **GROUNDWATER USE AND CREDITS**

Mr. Kahn noted that a Report was contained in the Directors' meeting materials. The Board took no action.

## **DISTRICT WEBSITE/COMMUNICATIONS**

The Board recognized Director Turner, who discussed website updates.

The Board noted that no action was necessary in connection with the Website Report.

## **HOA MATTERS**

The Board discussed its various agreements with the HOA, including funding of security and maintenance.

The Board took no action.

## **ATTORNEY'S REPORT**

### **Resolution Regarding Tax Exemptions for 2024**

Consideration was then given to a proposed Resolution Concerning Tax Exemptions for 2024.

Upon motion by Director Watson, seconded by Director Turner, and after full discussion, the Board voted unanimously not to grant any tax exemptions for 2024, and to approve the Resolution evidencing such decision. A copy of said Resolution is on file in the official records of the District.

### **Resolution Implementing 20% Penalty on 2023 Delinquent Taxes**

Consideration was then given to a proposed Resolution Implementing 20% Penalty on 2023 Delinquent Taxes.

Upon motion by Director Watson, seconded by Director Turner, after full discussion, and the question being put to the Board, the Board voted unanimously to authorize a 20% penalty on 2023 real property taxes which are delinquent on July 1, 2024, and a 20% penalty on 2023 personal property taxes which are delinquent on April 1, 2024, and thereafter, and to approve the Resolution evidencing the same. A copy of said Resolution is on file in the official records of the District.

### **GFL Contract**

The Board took no action.

### **Order Calling Directors Election**

Consideration was then given to a proposed Order Calling Directors Election. The Board noted that the terms of Directors Turner and Armendarez will expire on May 4, 2024.

Upon by Director Watson, seconded by Director Turner, and after full discussion, the Board voted unanimously to adopt the Order Calling Directors Election thereby calling an election for May 4, 2024, for the purpose of electing two (2) directors to the Board. A copy of said Order is on file in the official records of the District.

**Appoint Designated Agent for May 4, 2024 Directors Election**

The Board next considered appointing a designated agent for the May 4, 2024, Directors Election. The Board recognized Mr. Kahn, who noted that his firm can serve as the designated agent for such election.

Upon by Director Watson, seconded by Director Turner, and after full discussion, the Board voted unanimously to designate SK Law as the District's agent for the May 4, 2024, Directors Election.

**ADJOURNMENT**

There being no further business to come before the Board, upon a motion duly made and seconded, the Board by unanimous vote adjourned the meeting.

PASSED, APPROVED, AND ADOPTED this 19<sup>th</sup> day of March 2024.

  
Secretary, Board of Directors

(SEAL)

