

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

APRIL 2, 2026

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 5:00 p.m., on Thursday, April 2, 2026, at 0 Somerset Green (Amenity Center), Houston, Texas 77057, a meeting place located inside the boundaries of the District. Whereupon, at 5:00 p.m., the meeting was called to order and the roll was called of the members of the Board, to wit:

Jim Balock	-	President
Nancy Turner	-	Vice President
Francine Stefan	-	Secretary
David Kahn	-	Assistant Secretary
William Sherwood	-	Assistant Secretary

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

Also attending the meeting were James Lott and Ben Allen, P.E. of BGE, Engineers for the District; Joshua J. Kahn and Deidra Daniels (Certified Paralegal) of Sanford Kuhl Hagan Kugle Parker Kahn LLP ("SK Law"), Attorneys for the District; and Greg Hepler and Mike Reckles, members of the public.

Some Agenda Items were taken out of order.

**HEAR FROM PUBLIC**

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

**HOA SHED/ELECTRICAL YARD**

The Board inspected the enclosed/fenced area containing electrical panels and the HOA storage shed. The Board discussed various options for separating the HOA area from the District's electrical panels and methods for securing (tagging/locking) the electrical panels.

No action was taken.

**UPRR LEASE**

The Board recognized Mr. J. Kahn, who advised that the UPRR lease had been finalized and was ready for Board approval, noting that the annual lease payment is \$1,000 per year, with an annual increase of 2%.

Upon motion by Director Turner, seconded by Director Stefan, and after full discussion, the Board voted unanimously to approve the UPRR lease and authorize Director Balock to execute the lease on behalf of the District.

**INSURANCE**

Mr. J. Kahn advised that, pursuant to the terms of the UPRR lease, the District is required to obtain additional insurance and presented a proposal from McDonald Wessendorff.

Upon motion by Director Stefan, seconded by Director D. Kahn, and after full discussion, the Board voted unanimously to approve the purchase of additional insurance.

**PROPERTY INSPECTION**

The Board next inspected the property purchased from TxDOT and discussed what actions needed to be taken in the near future, noting that at the March meeting, a proposal BGE in the amount of \$31,131.00 had been approved for (1) a Phase I environmental site assessment; (2) topographic survey; (3) clearing and leveling the property; (4) preparing plans for chain-link fencing around the property; (5) bid solicitation; and (6) construction services.

Director D. Kahn moved, and Director Turner seconded, that the BGE proposal approved at the March 13 meeting be rescinded, subject to (1) BGE to complete topo survey already in progress; (2) BGE to complete environmental assessment already in progress; and (3) BGE to

bring a proposal to the May meeting to remove trash/concrete blocks from TxDOT property. Directors D. Kahn, Stefan, and Turner voted for the Motion. Directors Balock and Sherwood voted against the Motion. The Motion carried.

**NEXT MEETING**

Mr. J. Kahn reminded the Board that the regular meetings are scheduled for the 2<sup>nd</sup> Friday of even months and that the April meeting had been canceled due to a lack of a quorum. Mr. J. Kahn also noted that the District must adopt its FYE 2027 budget no later than May 31.

After discussion, it was the consensus of the Board to schedule a special meeting for 8 a.m., Friday, May 15 at SK. Law.

**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 15th day of May, 2026.



*Francine Stefe*  
Secretary, Board of Directors

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1627720  
03/26/2026 PERSONAL  
\$9.00 MPR - NOTICE MTG

**AMENDED AND RESTATED AGENDA  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 537**

Notice is hereby given that, pursuant to V.T.C.A. Government Code, Chapter 551, the Board of Directors of **Harris County Municipal Utility District No. 537** will meet in **special session**, open to the public, at **5:00 p.m.**, on **Thursday, April 2, 2026**, at **0 Somerset Green (Amenity Center), Houston, Texas 77057**, at which meeting the following items will be considered and acted on:

1. Hear from Public;
2. Discuss and take action on HOA shed and erosion issues on District property;
3. Consider approving Lease with Union Pacific Railroad;
4. Consider approving additional District insurance;
5. Inspect TxDOT property purchased by District and take any action on improvements/repairs to property.

Pursuant to V.T.C.A. Government Code §551, the Board of Directors may convene in closed session in relation to any agenda item included in this Notice with such closed session to be held at the date, hour, and place given in this Notice concerning any and all subjects for any and all purposes permitted by V.T.C.A Government Code Chapter 551, including but not limited to, private consultation with the District's Attorneys on any or all matters or subjects authorized by law, pending or contemplated litigation, personnel matters, real estate transactions, security devices, economic development negotiations and/or gifts and donations.

EXECUTED this 26th day of March, 2026.

HARRIS COUNTY MUNICIPAL  
UTILITY DISTRICT NO. 537

By: \_\_\_\_\_

Joshua J. Kahn  
Sanford Kuhl Hagan Kugle Parker Kahn, LLP

(SEAL)



FILED  
2026 MAR 26 PM 12:49  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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HARRIS COUNTY MUNICIPAL  
UTILITY DISTRICT NO. 537

By: \_\_\_\_\_

Joshua J. Kahn

Sanford Kuhl Hagan Kugle Parker Kahn, LLP

(SEAL)



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HARRIS COUNTY MUNICIPAL  
UTILITY DISTRICT NO. 537

(SEAL)



By: \_\_\_\_\_

Joshua J. Kahn

Sanford Kuhl Hagan Kugle Parker Kahn, LLP

CERTIFICATE OF POSTING OF NOTICE OF MEETING

THE STATE OF TEXAS §

COUNTY OF HARRIS §

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 537 §

I, Dora Lopez, the undersigned, hereby state that I posted the attached Notice of Meeting of the Board of Directors of Harris County Municipal Utility District No. 537 in the administrative office, 1330 Post Oak Boulevard, Suite 2650, Houston, Texas 77056 on March 24, 2020 at 9:00 o'clock a.m., which time was not less than 3 business days prior to the scheduled time of the meeting.



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CERTIFICATE OF POSTING OF NOTICE OF NOTICE OF DRAWING

THE STATE OF TEXAS §

COUNTY OF HARRIS §

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 537 §

I, James Strickland, the undersigned, hereby state that I posted the attached Notice of Drawing for Place on Ballot for Harris County Municipal Utility District No. 537 at 6800 Old Katy Road, Houston, Texas 77024, the location inside the boundaries of the District designated for the posting of agendas and notices on March 27, 2024 at 8:00 o'clock a.m., which time was not less than 3 business days prior to the scheduled time of the meeting.

James Strickland *vs*