

**MINUTES OF WORKSHOP
OF THE
BOARD OF DIRECTORS**

APRIL 15, 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 workshop session open to the public, to be held at 11:30 a.m., on Monday, April 15, 2024, at 1980 Post Oak Blvd, Suite 1380, Houston, Texas 77056, a designated meeting place located outside the boundaries of the District. Whereupon, at 11:30 a.m., the meeting was called to order and the roll was called of the members of the Board, to wit:

Allen Watson	-	President
Vacant	-	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 Joshua J. Kahn, Darsey Norton, Deidra Daniels (Paralegal), and Ava Leigh Bryan (Legal Assistant) of Sanford Kuhl Hagan Kugle Parker Kahn LLP ("SK Law"), Attorneys for the District; Neville Henry (President), Mike Reckles (Vice President), Michael Robinson (Treasurer), David Villarreal (Secretary), and Kimberly Hickson - Spaw (Director) members of the Somerset Green Homeowner's Association Board (HOA); and Stephanie Hooper and Tiffany Sanford with Spectrum, the HOA management company.

HEAR FROM PUBLIC

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

DISCUSS MATTERS RELATED TO ESTABLISHING DISTRICT AND HOA RESPONSIBILITIES AND OWNERSHIP

Director Watson proceeded to explain the purpose of the meeting was to provide clarity on the responsibilities of the HOA and of the District. Mr. Henry noted that establishing regular communications between the HOA and District would benefit both parties. The Directors then discussed what areas were to be owned and/or maintained by the District and what areas were to be owned and/or maintained by the HOA. It was the consensus of the Board that, until ownership and maintenance issues could be resolved, the District would continue to pay 20.7 of the basic maintenance services, not including flowers, trees, or mulch.

The Directors and HOA Board members reviewed the map showing which common areas were owned by the District and which were owned by the HOA. It was noted that the guard shack is currently owned by the District.

The Board discussed with the HOA which areas (1) the District would like to convey to the HOA; and (2) which areas the MUD would like for the HOA to convey to the District.

ESTABLISH EXISTING BUILDING CONTRACTOR RELATIONS AND CODE ENFORCEMENT

Director Watson then explained how previous builder code enforcement had been handled by Hines and the District has no control over the contractors currently working in the District. He further noted that the District can fine the contractors through the rate order if they are not complying with the regulations set forth in the SWPPP.

SECURITY PAYMENT

Director Watson then explained that the security payment for 2023-2024 was to be approved and paid at the meeting of the Board of Directors later that day. He noted that this was a annual payment that is presented at the April meeting each year.

LANDSCAPING FUNDING SUPPORT BY THE DISTRICT

The Board then discussed the level of service required by the District regarding landscaping maintenance. Director Watson noted that the District has responsibility for 20.7% of landscaping throughout the District which includes basic mowing maintenance. The Board and the HOA Board

members discussed the possibility of having separate landscaping contracts or continue to pay the HOA through their maintenance contract for their portion of landscaping and maintenance services.

OVERSIGHT, MAINTENANCE, AND FUNDING RESPONSIBILITY FOR LAKE MANAGEMENT

The Board then discussed the responsibilities that the District has regarding the maintenance of the lake and how that corresponds to Lake Management. Mr. Watson noted that the District has responsibility for all detention matters, which includes the headworks on the pond, and the two pumps for compensating the level of the lake. He further explained other responsibilities such as aerators, well, and pumps for irrigation belong to the HOA.

ELECTION MATTERS

The Board recognized Mr. Kahn, who advised that there were 4 candidates for the upcoming May 4 Directors' Election and reviewed the requirements of the early voting and election day procedures that will take place in the District. He further noted that early voting will be held from April 22nd – 26th and April 29th – April 30th during the hours of 3:00 p.m. to 7:00 p.m., and on Election day May 4th from 7:00 a.m. to 7:00 p.m. He noted there will be a POD storage unit delivered to the community pool area to securely store all of the election supplies. Mr. Henry noted the HOA will send out an email notifying the community of the election, providing information on the candidates, and the times the polls are open to vote.

DISCUSS FUTURE TxDOT PROJECTS AND HOA MONITORING

Director Watson explained the District's communications with TxDOT regarding District related projects. He noted there was no additional information to provide.

WATER REPRESSURIZATION PROJECT

Director Watson then notified the HOA Board members that the District continues to work with engineers and the City of Houston to work on a future solution for the water pressure issues within the District.

PROPOSED LAND CONVEYANCES BETWEEN THE HOA AND THE DISTRICT

The Board and the HOA Board members agreed to differ any action and continue the discussion at a later meeting date.

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 13th day of May, 2024.

(SEAL)




Secretary, Board of Directors