

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71

June 27, 2013

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 71 (the "District") met in special session, open to the public, on the 27th day of June, 2013, at the District Administration Building, 21437 Clay Road, Katy, Texas, inside the boundaries of the District, and the roll was called of the members of the Board:

Katrina Thornhill	President
Pam Kerr	Vice President
Mary DuBois	Secretary
Garth Freeze	Assistant Vice President
Phillip Smith, Jr.	Assistant Secretary

and all of the above were present.

Also present were Rodney Heisch of Brown & Gay Engineers, Inc. ("Brown & Gay"); Ginny Woodring and Richard Sibley of Regional Water Corporation ("RWC"); Chris Browne of Edminster, Hinshaw, Russ and Associates, Inc. ("EHRA"); Sherrie Knoepful and Kendall Purgatorio of Mike Stone & Associates ("MSA"); and Lynne Humphries and Jane Miller of Allen Boone Humphries Robinson LLP ("ABHR").

Director Thornhill called the meeting to order at 6:00 p.m.

MINUTES

The Board considered approving the minutes of the regular meeting on May 13, 2013, the special GIS meeting on May 20, 2013, and the special meeting on May 30, 2013. Following review and discussion, Director DuBois moved to approve minutes of the regular meeting on May 13, 2013, as submitted, the special GIS meeting on May 20, 2013, as submitted, and the special meeting on May 30, 2013, as amended. Director Kerr seconded the motion, which passed unanimously.

INTERNAL REVENUE SERVICE INQUIRY REGARDING THE DISTRICT'S SERIES 2009 UNLIMITED TAX BONDS

Ms. Humphries next discussed with the Board notice of intent from the Internal Revenue Service ("IRS") to audit the District's Series 2009 Bonds. She said the District's engagement letter with ABHR currently covers all general counsel work, which would include tax work and responding to the IRS. Ms. Humphries said the District will need to sign a power of attorney and conflicts waiver so that ABHR may respond to and

negotiate with the Internal Revenue Service on behalf of the District. She also said the District's bookkeeper has confirmed that all of the funds from the Series 2009 bonds have been expended.

Ms. Humphries also presented a proposal from Omnicap, LLC for an arbitrage rebate report of the District's Series 2009 Bonds in conjunction with the IRS audit of the District's Series 2009 Bonds. Following review and discussion, Director Thornhill moved to engage Omnicap, LLC to conduct an arbitrage rebate study of the District's Series 2009 Bonds. Director Kerr seconded the motion, which passed unanimously.

REPORT ON PARK, LANDSCAPE AND LAKE MAINTENANCE AND DEVELOPMENT OF DISTRICT DETENTION PONDS, LAKES, PARKS, AND RECREATIONAL FACILITIES

Ms. Knoepful reported on park, landscape and lake maintenance, including an update on projects approved at the June 10, 2013 regular meeting. She next discussed an inquiry from a District resident requesting dye be added to the Morton Ranch detention pond and inquiring regarding replacement of a tree near the Morton Ranch detention pond. Following discussion, the Board concurred that Ms. Knoepful (1) direct the resident to the Morton Ranch Homeowner's Association regarding tree replacement, and (2) bring dye proposals to the July 8, 2013 Board meeting. She also reported that MSA lowered the swings at Directors Park.

Ms. Knoepful next noted that Storm Water Solutions, LLP is providing maintenance for, and has invoiced the District for an area not covered in the District's Services Agreement with Storm Water Solutions, LLP. She said she believes the area was unintentionally omitted when the Services Agreement was re-done and will bring proposals for maintenance of those additional areas to be added to the Master Services Agreement with the District to the next meeting.

Ms. Knoepful updated the Board on installation of fertilization and installation of Fibar at Directors Park and said the planting beds at the Gazebo will be rehabilitated on July 8, 2013. She also reported a certified arborist inspected District recreational areas and will make some recommendations on the trees. She reported MSA removed two fallen light poles and reported a falling tree hazard behind the building.

Ms. Knoepful presented a proposal (DP008-01) to remove broken and non-functioning lighting and associated materials located at the entry of Directors Park.

Ms. Knoepful discussed ongoing treatment of aquatic primrose in District detention facilities and presented a proposal (DP009-01) to make additional chemical applications in July and August at all District detention facilities, with the exception of Bundy Lake. Ms. Knoepful said Lake Management Services, Inc. will make a

presentation at a future special meeting regarding pros and cons of chemical treatment in District detention facilities.

With regard to addressing conditions at Bundy Lake, Ms. Knoepful also presented proposals for bench and trash receptacle relocation (BL0016-01), miscellaneous gazebo work (BL0017-01), securing an abandoned wet well (BL0018-01), removing graffiti and pipes in the ground (BL0019-01), repainting the surveillance camera pole (BL0020-01), removing broken hand rails at gate entry points (BL0021-01) and removing the damaged interior men's restroom door and treating for ants (BL0022-01). Discussion ensued regarding choosing more durable recycled plastic product as replacement for the benches in proposal BL006-01 and matching new product with the existing benches in Directors Park. Director Smith requested a full cost breakout for proposal BL0017-01 and commented that he is okay with considering the recycled benches at Bundy Lake Park, but wants the Directors Park benches to match the existing benches.

Following review and discussion, Director Smith moved to approve (1) removal of broken lighting and associated materials at the Directors Park driveway entry (DP008-01); (2) removal of one rusted bench at Bundy Lake and removal of the trash can to the locations discussed (BL0016-01); (3) securing the abandoned wet well (BL0018-01); (4) removal of graffiti and pipes in ground (BL0019-01); (5) removal of broken handrails at gate entries (BL0021-01); (6) treatment for ants in restroom only and not replacing the interior door (BL0022-01); and (7) additional chemical applications in July and August at all District detention facilities, with the exception of Bundy Lake (DP009-01). The motion, which was seconded by Director Thornhill, passed unanimously. With regard to approved detention pond proposal DP008-01, Ms. Knoepful reported the fountain removed from Blue Jay Pond will be moved to Wishing Well No. 1 on Monday.

Mr. Browne discussed the status of removal of bollards at Bundy Lake and reviewed a bid in the amount of \$2,700 to repair, reset and paint broken bollards with a marine base epoxy paint, including 8 u-shape handle bars and 13 bollards. Discussion ensued regarding additional options and costs to remove the bollards and paint only. Following review and discussion, Director Kerr moved to approve a bid in the amount of \$2,700 to repair, reset and paint broken bollards with a marine base epoxy paint, including 8 u-shape handle bars and 13 bollards. Director Freeze seconded the motion, which passed unanimously. Director Smith requested that the broken bollards on the ground be removed immediately and that MSA leave caution tape around the work area.

Mr. Browne next discussed reprogramming of lights at the Bundy Lake monument and said the control panel does not have a door, but a cover that is screwed down. He said he will unscrew the panel and set the lighting program after the

meeting and coordinate with MSA and RWC to address training to program the lights in the future. Director Smith requested he notify the Board by email if he is unable to make the lights work tonight.

Mr. Browne also reviewed an estimate in the amount of \$4,400 to install two flagpoles, including footings and two flags at Bundy Lake Park. Following review and discussion, upon a motion by Director Smith and a second by Director DuBois, the Board voted unanimously to approve two flagpoles, including footings and two flags at Bundy Lake Park.

Mr. Browne updated the Board on the status of contracts for landscaping at the wastewater treatment plant.

The Board next discussed with Mr. Heisch options and potential cost estimated at \$20,000, to convert Blue Jay Pond into dry detention, including a pilot channel. Discussion ensued regarding fill options and the Board concurred that Mr. Heisch provide MSA with possible fill quantities so MSA can discuss grading costs with their contractor.

ADMINISTRATION BUILDING, GAZEBO AND RESTROOM AT BUNDY LAKE

There was no discussion for this agenda item.

OPERATION OF DISTRICT FACILITIES

Ms. Woodring updated the Board on response provided to customers requesting relief from the \$8 delinquent letter fee at the last meeting. She then reviewed proposed language to the delinquency letter notifying delinquent customers that an additional late charge of \$8 will be assessed if no payment is received. Following discussion, the Board concurred to revise the draft letter for review at the July regular Board meeting.

Mr. Sibley reported a clarifier drive failure at the wastewater treatment plant on Tuesday. Mr. Sibley estimated repair at \$12,294. Following discussion, Director Thornhill moved to authorize repair of the clarifier drive at the wastewater treatment plant for \$12,294. The motion, which was seconded by Director Smith, passed unanimously.

INTERLOCAL AGREEMENT WITH HARRIS-GALVESTON SUBSIDENCE DISTRICT FOR PARTICIPATION IN WATER WISE PROGRAM

The Board next discussed entering into an Interlocal Agreement with Harris-Galveston Subsidence District for Participation in the Water Wise Program for the 2013-2014 school year. The Board also discussed selling banked groundwater credits.

Following review and discussion, Director Kerr moved to (1) authorize ABHR to notify the Harris-Galveston Subsidence District that the District's groundwater credits are for sale; and (2) authorize ABHR to notify the Harris-Galveston Subsidence District that the District will not participate in the Water Wise Program for the 2013-2014 school year. The motion, which was seconded by Director Freeze, passed unanimously.

ENGINEERING MATTERS

Mr. Heisch updated the Board on design of the sanitary sewer line extension to serve the Miles Family tract and obtaining an easement for an additional 10 foot sanitary easement from the landowner at the corner of Mason Road and Elrod Road.

He also reviewed an updated joint facilities capital improvement project ("CIP") worksheet. Following review and discussion, Director DuBois moved to adopt the CIP, as presented, and authorize the District engineer to distribute the CIP to the attorney and engineer for Harris County Municipal Utility District No. 287.

Director DuBois reported a meeting with Harris County, Precinct 3 ("Precinct 3") to discuss a possible extension of the Precinct 3 trail system, including coordination with other governmental entities and budgets for maintenance.

REVIEW ACTION LIST OF ACTIONS

The Board reviewed and revised the Action List and discussed and amended the status of the items listed.

AGENDA FOR JULY REGULAR MEETING

The Board confirmed the regular meeting on July 8, 2013 at 6:00 p.m. and concurred to meet in special session on July 25, 2013 at 6:00 p.m.

DIRECTORS AND DISTRICT CONSULTANT'S REPORTS

There was no additional discussion on this agenda item.

There being no additional business to consider, Director Thornhill moved to adjourn the meeting at 8:21 p.m. Director DuBois seconded the motion, which passed unanimously.


Secretary, Board of Directors

(SEAL)





**HARRIS COUNTY MUNICIPAL UTILITY DISTRICT 71
PARK & LANDSCAPE MANAGEMENT REPORT
June 27, 2013**

Administrative

1. Identified and prepared proposals
2. Review SWS invoices; may need an amendment to master contract for Lakes of Mason HCFCO Pond and Lakes of Mason Pond
3. Met with Subcontractors
4. Continued preparing facility and equipment documentation for District record keeping purposes
5. Responded to public inquiries and concerns related to lake dye, dead tree, ants and low swings
6. MSAI man-hour allocation since June 1, 2013 = 93

Bundy Lake 9.9 Acres

Work Completed:

1. Thorough site inspection performed on June 19th; O&M and CIP information being developed for Board budgeting purposes
2. Completed electrical panel and vault work on June 20th
3. Fertilized and herbicided park area; first round of trail herbiciding completed June 11th
4. Seasonal color installed June 27th
5. Irrigation inspection performed June 27th
6. Bed clean-out June 27th
7. Next round of filling and leveling scheduled for the week of July 1st
8. Gazebo area planting bed rehabilitation scheduled for the week of July 8th
9. Landscape maintenance services performed each Friday in June
10. Pressure washed gazebo June 3, 8, 18, 26
11. Pressure washed monument June 8th and 26th
12. Lake maintenance services performed June 3rd and 17th

Director's Park 6.2 Acres

Work Completed:

1. Landscape maintenance services performed each Friday in June (Director's Park service has been on Friday and Monday due to splashpad operation and safety issues)
2. Fertilized and herbicided park area
3. Certified arborist performed site inspection of trees; recommendation on tree care and removal of hazardous trees forthcoming
4. Splashpad is operational except on maintenance day
5. Seasonal color installed June 27th
6. Bed clean-out June 27th
7. Fall surface material delivered and installed June 1st

Detention Ponds

1. Removed dead tree reported by resident near Morton Ranch detention pond
2. Sink hole repair at Lone Star Lake scheduled to begin the week of July 1st
3. Mowed all detention ponds June 14th and 28th

Items Requiring Board Direction

1. Discuss July meeting date
2. Discuss presentation by LMS at July's meeting
3. Review sample site inspection report
4. New park bench and trash receptacle installation for Bundy Lake

Emergency Work Pictures



Rotted Light Pole by Bundy Lake Vault



Bundy Lake Hazardous / Broken Gate Equipment

Miscellaneous Pictures



Director's Park New Fibar Fall Surface



Bundy Lake Trail Herbiciding



Completed Electrical Control Panel Replacement at Bundy Lake



Splash Pad is Operational at Director's Park



Bundy Lake Completed Vault Fill In and Seal



Down Tree at Morton Ranch Detention Pond

4/18/2013 BUNDY LAKE

PROPOSAL #	PROPOSAL	DATE	ASSIGNED SUB	TOTAL	APPROVED	STATUS	NOTES
BL001-01	Renovate primary electrical panel area including filling in vault, moving irrigation controller above ground, replacing panel boxes, consolidating electrical service boxes, marking boxes, providing capacity for future service needs and installing a locking wood enclosure	4/23/2013	FP & FE	\$5,757.00	YES	Complete	Excluding the Fence for \$1100.00
BL002-01	Remove all pole lights that are inoperable	4/23/2013	FP	\$570.00	NO		Moved to Action List
BL003-01	Dye for Bundy Lake	4/23/2013	LMS	\$950.00	NO		Moved to Action List
BL004-01	At restroom facility add attic access, repair roof, remove camera poles and related conduit, remount cameras on building, repair gutters, repair any inoperable lights	4/23/2013	FP	\$1,575.00	YES	Complete	
BL006-01	Begin filling in low areas and holes throughout park	4/23/2013	NLD	\$1,319.00	YES	Complete	
BL007-01	Repair inoperable lights, replace burned out light bulbs at gazebo	4/23/2013	FP	\$375.00	YES	Complete	
BL0012-01	Replace light bulbs (2), pull one fountain for diagnosis, replace one timer control panel, replace lighting power cord on north fountain	4/23/2013	LMS	\$1,320.00	YES	Complete	

5/30/2013 BUNDY LAKE

PROPOSAL #	PROPOSAL	DATE	ASSIGNED SUB	TOTAL	APPROVED	STATUS	NOTES
BL0013-01	Rehabilitate raised planting beds at gazebo	5/30/2013	NLD	\$1,068.38	YES	Wk of 7/8	
BL0014-01	Labor and materials to continue filling holes and leveling (10 cubic yards of sand)	5/30/2013	NLD	\$745.00	YES	Wk of 7/1	
BL0015-01	Install new 3HP motor and capacitor into fountain by gazebo	5/30/2013	LMS	\$2,492.00	YES	Scheduled 7/8	

1 This includes installation of (18) 3-Gal Apricot Drift Rose, (8) 3-Gal Agapanthus, enriched bed mix and mulch; existing knock-out roses will be pruned

6/27/2013 BUNDY LAKE

PROPOSAL #	PROPOSAL	DATE	ASSIGNED SUB	TOTAL	APPROVED	STATUS	NOTES
BL0016-01	Miscellaneous bench and trash receptacle work	6/27/2013	FPC	\$1,117.00	6/27		
BL0017-01	Miscellaneous gazebo area work	6/27/2013	FPC	\$1,642.00			
BL0018-01	Secure abandoned wet well	6/27/2013	FPC	\$292.00	6/27		
BL0019-01	Remove graffiti and pipes in ground	6/27/2013	FPC	\$267.00	6/27		
BL0020-01	Repaint surveillance camera pole	6/27/2013	FPC	\$217.00			
BL0021-01	Remove broken hand rails at gate entry points	6/27/2013	FPC	\$442.00	6/27		
BL0022-01	Replace damaged interior men's restroom door and treat for ants	6/27/2013	FPC	\$367.00	6/27		
				\$4,344.00			

1 Includes removing old, damaged metal benches, moving a parking lot trash receptacle, resetting a trash receptacle

2 This should occur with installation of new benches and trash receptacles; new bench installed on a concrete slab approximately \$1500, trash receptacle approximately \$750

Includes sanding and painting of rusted handrails, bridge, and gazebo posts, securing column bases, installing a new flag pole rope, removing the black fencing and gate and removing broken sidewalk lights and associated electrical

only rusty benches relocation of trash receptacle

4/18/2013 DETENTION PONDS & OTHER

PROPOSAL #	PROPOSAL	DATE	ASSIGNED SUB	TOTAL	APPROVED	STATUS	NOTES
DP009-01	Install wildlife habitat signs	4/23/2013	MSA	\$300.00	YES	Completed	
DP002-01	Replace a light bulb and treat for marginal aquatic vegetation (water primrose and alligator weed) at Lone Star Lake	4/23/2013	LMS	\$175.00	YES	Completed	
DP003-01	Treat for abundant aquatic vegetation (water primrose and alligator weed) at Bridgewater Place	4/23/2013	LMS	\$315.00	YES	Completed	
DP004-01	Replace fountain power cord (missing) Wishing Well # 1	4/23/2013	LMS	\$865.00	YES	In-Complete	Fountain motor missing; using funding to move Blue Jay Pond fountain to Wishing Well 1
DP005-01	Unclog fountain and treat for abundant aquatic vegetation (water primrose and alligator weed) at Mirror Lake	4/23/2013	LMS	\$190.00	YES	Completed	
DP006-01	Unclog fountain, replace timer and treat for abundant aquatic vegetation (water primrose and alligator weed) at Blue Jay Pond	4/23/2013	LMS	\$340.00	YES	Completed	

5/30/2013 DETENTION PONDS & OTHER

PROPOSAL #	PROPOSAL	DATE	ASSIGNED SUB	TOTAL	APPROVED	STATUS	NOTES
DP007-01	Lone Star Lake Sinkhole Repair	5/30/2013	SWS	\$2,450.00	YES	Wk of 6/24	
DP008-01	Install new 3-HP Otterbine fountain in Blue Jay Pond; move existing fountain to Wishing Well	5/30/2013	LMS	\$7,495.00	NO	Wk of 7/8	
				\$9,945.00			

The fountain at Blue Jay continues to have operational problems due to the amount of silt in the bottom of the detention pond. This proposal includes moving the Blue Jay Pond fountain to Wishing Well 1 and installing a new Gemini 3-HP Otterbine shallow water fountain with a five (5) year warranty.









The Board approved moving the fountain at Blue Jay Pond to Wishing Well 1 in an amount not to exceed \$800; cost of power cord billed but not paid to LMS

6/30/2013 DETENTION PONDS & OTHER

PROPOSAL #	PROPOSAL	DATE	ASSIGNED SUB	TOTAL	APPROVED	STATUS	NOTES
DP009-01	Chemical applications for July and August for all detention areas requiring treatment	6/27/2013	LMS	\$2,345.00		6/27	
				\$2,345.00			

MUD 717 LAKES or BRIDGEWATER



BUNDY LAKE INSPECTION SAMPLE						
	PROPOSAL	TYPE (EMERG, PROP)	LOCATION	TOTAL	Pictures	Notes
1	Move parking lot trash can Inside gate	Proposal	Parking Lot			
2	Remove/ replace old metal benches (4)	Proposa/ CIP Planning				
3	Replace valve box cover	Emergency	NW Corner			
4	Move and reset trash can	Proposal	NW Corner			
5	Repaint surveillance camera pole	Proposal	NW Corner			
6	Replace / remove handralls and stairs	Proposa/ CIP Planning	NW Side			
7	Remove broken handralls	Emergency	NW Side			
8	Remove pipes in ground	Proposal	North End			
9	Hazardous gate equipment removal	Emergency				



**Morton Ranch Detention Ponds
as of June 26, 2013**



60 day terms

22121 MASON MANOR DR

ELB 50099-1715515000

HARRIS COUNTY MUD NO. 71

P. O. BOX 690406

HOUSTON TX 77269

04/22/13

05/22/13

05/28/13

READ DATE (W) 05/22/13 *** USAGE HISTORY ***
 METER NUM. 52773108 -----
 PRES. READ .2 WATER
 PREV. READ .2 GALLONS
 TOTAL GALLONS .0

04/22/13	.0	
03/23/13	.2	
03/21/13	1.9	
01/21/13	.0	
12/21/12	.0	
11/21/12	.0	
10/22/12	.0	
09/22/12	.0	
08/23/12	.0	
07/23/12	.0	.00
06/22/12	.0	
05/22/12	.0	

.00 .00

1

WATER GLS is in thousand gallons.

The average residential usage is 6.3 gls

Pymts received after the due date shall be considered delinquent & subject to an additional \$8.00 delinquent letter fee.

WHCRWA fee has increased to \$2.28/1,000 gals or \$0.17/1,000 increase over the current rate. Visit www.whcrwa for more information.

+ mcur a
10%
late charge

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8:00 AM - 4:00 PM
MONDAY - FRIDAY
WWW.HCMUD71.COM

HARRIS COUNTY MUD NO. 71

P. O. BOX 690406
HOUSTON TX 77269-0406

ELB 50099-1715515000
22121 MASON MANOR DR
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.00 06/24/13

HARRIS COUNTY MUD 71
TRACKIN ONLY - LS#4
22121 MASON MANOR DR

HARRIS COUNTY MUD NO. 71
P. O. BOX 690406
HOUSTON TX 77269-0406

(772690406006)

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90 day terms

22121 MASON MANOR DR

ELB 50099-1715515000

HARRIS COUNTY MUD NO. 71

P. O. BOX 690406

HOUSTON TX 77269

04/22/13

05/22/13

05/28/13

READ DATE (W) 05/22/13 *** USAGE HISTORY ***
 METER NUM. 52773108 -----
 PRES. READ .2 WATER
 PREV. READ .2 GALLONS
 TOTAL GALLONS .0

04/22/13	.0	
03/23/13	.2	
03/21/13	1.9	
01/21/13	.0	
12/21/12	.0	
11/21/12	.0	
10/22/12	.0	
09/22/12	.0	
08/23/12	.0	
07/23/12	.0	.00
06/22/12	.0	
05/22/12	.0	
		.00
		.00

1

The average residential usage is 6.3 gals

Pymts received after the due date shall be considered delinquent & subject to an additional \$8.00 delinquent letter fee. If service is terminated a reconnection fee of \$35.00 and \$25.00 additional deposit will be assessed to your account balance.

WHCRWA fee has increased to \$2.28/1,000 gals or \$0.17/1,000 increase over the current rate.

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ELB 50099-1715515000
 22121 MASON MANOR DR
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.00 06/24/13

HARRIS COUNTY MUD 71
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