

MINUTES  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71

October 30, 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 30<sup>th</sup> day of October, 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, except Director Thornhill, thus constituting a quorum.

Also present were Ginny Woodring and Richard Sibley of Regional Water Corporation ("RWC"); Chris Browne of Edminster, Hinshaw, Russ and Associates, Inc. ("EHRA"); Sherrie Knoepful, Phil Martin and Kendall Purgatorio of Mike Stone Associates, Inc. ("MSA"); David Aitken IV of Blue Umbrella; Avik Bonnerjee of B&A Municipal Tax Service, LLC; and Katie Carner, Lynne Humphries and Jane Miller of Allen Boone Humphries Robinson LLP ("ABHR").

Director Kerr called the meeting to order at 6:01 p.m.

PROPOSAL RELATED TO SALES TAX RECEIVED FROM STRATEGIC PARTNERSHIP AGREEMENT

Mr. Bonnerjee reviewed a proposal for services related to the District's Strategic Partnership Agreement ("SPA") with the City of Houston and considered possible frequencies for driving and monitoring businesses within the SPA boundaries in the District. Following review and discussion, Director Freeze moved to engage B&A Municipal Tax Service, LLC and appoint Director DuBois as the liaison for the Board. Director DuBois seconded the motion, which passed unanimously.

REPORT ON PARK, LANDSCAPE AND LAKE MAINTENANCE

The Board reviewed a Park and Landscape Management report, including a proposal for reforestation at Directors Park, a copy of which is attached to these minutes.

Ms. Knoepful discussed inspections at detention ponds and discussed specific erosion issues on the crown of the detention pond on the northwest corner of Mirror Lake and said a proposal to repair is pending from Storm Water Solutions. She also

updated the Board on tree work at Directors Park and landscaping at the wastewater treatment plant and discussed upcoming landscaping color and monument lighting changes. Director Smith requested that MSA confirm that color changes at the Bundy Lake monument are occurring as the Board requested previously.

Mr. Browne reported staining of the Bundy Lake monument is complete and there would be no invoice to the District. Director Freeze requested warranty information and Ms. Knoepful said MSA will meet with the District engineer on Friday to discuss inputting information regarding warranty and paint type into the District Geographical Information System ("GIS").

#### DEVELOPMENT OF DISTRICT DETENTION PONDS, LAKES, PARKS, AND RECREATIONAL FACILITIES

Ms. Knoepful reviewed turf irrigation and site furnishings scope of services and related bids received for Directors Park. Following review and discussion, Director Kerr moved to award the contract for site furnishings to the low bidder, Native Land Design, subject to review of payment bonds and authorize MSA to complete turf irrigation under the District's contract with MSA. Director DuBois seconded the motion, which passed unanimously.

The Board also reviewed a bid for reforestation of Directors Park and concurred to remove pine trees from new plantings. Following review and discussion, the Board concurred to request recommended reforestation phasing options from MSA.

#### ADMINISTRATION BUILDING, GAZEBO AND RESTROOM AT BUNDY LAKE, INCLUDING RENTAL, REPAIRS AND IMPROVEMENTS AND AMENDMENT TO ADMINISTRATION BUILDING AND GAZEBO RENTAL POLICIES AND PROCEDURES

The Board discussed amending the District's Administration Building and Gazebo Rental Policies and Procedures and reviewed expenses related to each event. The Board concurred to request that Ms. Woodring provide rental fee and expense recommendations to cover expenses associated with rentals. Following review and discussion, Director Kerr moved to amend the hours for use as follows: Monday through Thursday from 9:00 a.m. to 2:30 p.m. and 3:30 p.m. to 9:00 p.m., Friday and Saturday from 9:00 a.m. to 3:00 p.m. and 4:00 p.m. to 10:00 p.m., and Sunday from 9:00 a.m. to 2:00 p.m. and 3:00 p.m. to 8:00 p.m. Director Smith seconded the motion, which passed unanimously.

The Board concurred to defer discussion of replacement/purchase of tables for use at the administration building until the November 25, 2013 special meeting.

## OPERATION OF DISTRICT FACILITIES

Mr. Sibley discussed a recent service outage as a result of a mainline failure where Pearl Lake crosses Mason Road and resident calls received and responded to in connection with same. Mr. Sibley discussed affected areas and said RWC located a valve not on the GIS and said RWC has requested the valve be added to the GIS. In connection with the replacement of pavement excavated during repair, Mr. Sibley said RWC is waiting on Harris County engineering to determine how much concrete the District will be required to replace. Mr. Sibley also said engineering fees for preparing plans and specifications for replacement of pavement, including permitting, will be \$10,000. Following review and discussion, Director Freeze moved to approve \$10,000 in engineering expense to prepare plans and specifications for repair/replacement of pavement in connection with the main break and permitting of same. Director Smith seconded the motion, which passed unanimously. The Board also concurred to place on the regular agenda for November 2013 an item to discuss possible implementation of emergency notifications.

Mr. Sibley next discussed pre-purchase inspection of Vineyard Meadows, Sections 3, 4 and 5 and deficiencies noted by the Texas Commission on Environmental Quality. Mr. Sibley reviewed a quote from Tackle Construction for repair of those deficiencies in the amount of \$5,700. Following review and discussion, Director Smith moved to approve a proposal from Tackle Construction for \$5,700 for repair of deficiencies noted in the pre-purchase inspection of Vineyard Meadows, Sections 3, 4 and 5. The motion, which was seconded by Director DuBois, passed unanimously.

The Board next discussed with Mr. Sibley and Mr. Aitken options for improving telemetry between the remote well and the well at Mason Lakes. Mr. Aitken said the cost to install a mast is \$5,500 plus monthly maintenance. Following review and discussion, the Board requested pricing options for improving telemetry at the November regular meeting.

Ms. Woodring discussed RWC investigation of high usage reported by Ms. Minnimah at the October regular meeting. Following review and discussion, Director Kerr moved to offer Ms. Minnimah a 3 month payment plan. Director DuBois seconded the motion, which passed unanimously. The Board concurred that the meter should not be calibrated.

Ms. Woodring next discussed a request from Holy Covenant United Methodist Church to use District land for soccer practice and play. The Board requested additional information, including information from MSA regarding possible maintenance issues that could occur if used as requested.

ENGINEERING MATTERS

Ms. Miller reported on behalf of Maria Julia with KB Homes that both homeowners affected by the fencing and electrical box at lift station no. 5 have agreed to give the District an easement by the end of next week.

ACTION LIST

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

AGENDA FOR NOVEMBER REGULAR MEETING

The Board confirmed its regular meeting on November 11, 2013 and special meetings on November 16, 2013 and November 25, 2013, and discussed agenda items.

DIRECTORS AND DISTRICT CONSULTANT'S REPORTS ABOUT DISTRICT OPERATIONS

There was no additional discussion for this agenda item.

HOLIDAY IN THE PARK

The Board confirmed November 16, 2013 at 10:00 a.m. as preparation date for Holiday in the Park. Ms. Miller also reported, on Director Thornhill's behalf, the status of confirming the Morton Ranch High School choir as entertainment. Discussion ensued regarding the directors actively doing the decorating. Directors Smith and Freeze suggested a company be involved in the decorating. Directors Kerr and DuBois stated they enjoyed doing the decorations. Director Freeze moved to obtain proposals from outdoor seasonal decoration providers. The motion failed for lack of a second.

There being no additional business to consider, Director DuBois moved to adjourn the meeting at 8:08 p.m. Director Smith seconded the motion, which passed unanimously.

(SEAL)



*Mary DuBois*  
Secretary, Board of Directors