

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71

September 30, 2015

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 30th day of September, 2015, 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
Vacant	Assistant Vice President
Phillip Smith, Jr.	Assistant Secretary

and all of the above were present except Director Kerr, thus constituting a quorum.

Also present were Jennifer Elms, District resident; Robert Moorman of Aurous Development Services, Ltd.; Steve Woodring and Scott Barr of Regional Water Corporation ("RWC"); Sherrie Knoepful and Josh Wailes of Mike Stone Associates, Inc. ("MSA"); Rodney Heisch of Brown & Gay Engineers, Inc. ("B&G"); and Katie Carner and Jane Miller of Allen Boone Humphries Robinson LLP ("ABHR").

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

EXECUTIVE SESSION PURSUANT TO SECTION 551.076, TEXAS GOVERNMENT CODE, TO DELIBERATE THE DEPLOYMENT, OR SPECIFIC OCCASIONS FOR IMPLEMENTATION OF SECURITY PERSONNEL OR DEVICES

The Board determined that no executive session was necessary.

MINUTES

The Board considered approving the minutes of the August 31, 2015 special meeting, but concurred to defer approval until the October regular meeting.

ADMINISTRATION BUILDING, LANDCAPE AND LAKE MAINTENANCE AND
REPAIR AND DEVELOPMENT OF DISTRICT LAKES, PARKS, AND
RECREATIONAL FACILITIES

Mr. Wailes reviewed a Park and Landscape Management Report, a copy of which is attached to these minutes, and reported on maintenance completed, including emergency items at Bundy Lake Park under \$500, pending and scheduled at Director's Park, Bundy Lake, District detention ponds and the administration building.

Mr. Wailes next discussed the following proposal:

1. Proposal No. DP033-01 in the amount of \$366.62 for installation of rain sensors on 4 controllers at Directors Park.

Following review and discussion, Director Smith moved to approve the proposal listed above. Director DuBois seconded the motion, which passed unanimously.

Discussion ensued regarding an estimate from a new contractor to manage the duck population at Bundy Lake. The Board tabled discussion for further research and follow up by MSA.

Mr. Wailes updated the Board regarding a pending request to the Bridgewater Community Association to split the cost of stake removal and trimming of trees in the right of way at the back of Bundy Lake Park, but said the contractor will move forward with the work as previously authorized.

Mr. Wailes next reported regarding the status of Harris County approval of plans for planned improvements at Bundy Lake and discussed project start dates.

Mr. Wailes next discussed the following proposals for Bundy Lake Park:

1. Proposal No. BL042-01 in the amount of \$1,996.61 to replace the above ground PVC box at the corner of the bridge with concrete in-ground junction box; and
2. Proposal No. BL042-02 for an amount not to exceed \$1,260 to repair three wall pack lights on the restroom building.

The Board also discussed a homeowner complaint regarding ongoing congregating after park hours and possible criminal activity at the Bundy Lake gazebo area, and a request that the gates be locked and the lights be left on during the night.

Following review and discussion, Director Smith moved to (1) approve the proposals listed above; and (2) authorize MSA to program the lights at the Bundy Lake gazebo to remain lit all night. Director Kerr seconded the motion, which passed unanimously.

Mr. Wailes and Mr. Woodring next reported that a vehicle went through the fence, into the lake and hit the fountain Sunday morning at Bundy Lake Park. Mr. Wailes said Lake Management Services will check the fountain and MSA will get a proposal for the fence repairs. Mr. Woodring said RWC will submit a claim to the District's insurance carrier when all claim information is available.

Additional discussion ensued regarding lighting at Bundy Lake Park and the Board concurred to leave all Bundy Lake Park facilities lit throughout the night until 5:00 a.m. each morning.

Mr. Wailes next discussed proposed improvements for Lone Star Lake, Phase 1 and presented a proposed from Pavecon, Ltd. in the amount of \$62,872 for the asphalt walking trail at Lone Star Lake. Following review and discussion, the Board concurred to defer award of the contract until MSA is able to obtain information regarding Harris County's program for sharing in the cost of building public park parking lots.

Mr. Wailes next discussed a broken bollard at the Mason Lake detention pond and presented a proposal in the amount of \$600 to replace and reinstall cabling. Following review and discussion, Director Smith moved to approve the proposal for an amount not to exceed \$600. Director Kerr seconded the motion, which passed unanimously.

Mr. Wailes reported a resident report of a hole near the Lone Star Lake walking trail. He said MSA will work with RWC to get the hole repaired. He also reported a sinkhole near Afton Forest Lane in the detention area. Mr. Heisch recommended the Board investigate the cause of the sinkhole near Afton Forest Lane quickly because of nearby high pressure natural gas lines.

Director Smith requested that monument lighting be programmed back to purple and blue.

OPERATION OF DISTRICT FACILITIES

Discussion ensued regarding resident Daniel Clark's previous complaint regarding high water use. Mr. Woodring reported RWC pulled and replaced the meter, sent the original meter for testing, as previously instructed, and confirmed that there was no meter defect. Mr. Woodring said Mr. Clark paid his average bill of \$80 as account payment pending testing and that his meter readings have since returned to normal. Following review and discussion, Director Kerr moved to offer Mr. Clark a payment

plan, in accordance with the District's Rate Order, and provide Mr. Clark with the District's meter testing information. Director DuBois seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Heisch updated the Board regarding the status of construction of a sanitary sewer extension necessary to serve development at Morton Road and Mason Road and presented a proposal for the geotechnical work for the Mason Road Sanitary Sewer Extension project.

Mr. Heisch next discussed the status of development of Lakes of Mason Park, Sections 5 and 6, and Ms. Carner presented a Resolution Authorizing Application to the Texas Commission on Environmental Quality ("TCEQ") to release funds from escrow for the District's wastewater treatment plant improvements and water plant no. 3. The Board concurred to defer discussion regarding the proposed resolution.

Mr. Moorman next discussed proposed development of 88 lots within Bridgewater Meadows, Section 4 and requested a capacity commitment to serve the proposed development.

Following review and discussion, Director Kerr moved to approve (1) a proposal for the geotechnical work for the Mason Road Sanitary Sewer Extension project; and (2) a capacity commitment to Hacienda Services, LP to serve 88 lots in Bridgewater Meadows, Section 4. Director DuBois seconded the motion, which passed unanimously.

HOLIDAY IN THE PARK

The Board discussed tentative plans for the District's annual Holiday in the Park on December 12, 2015 from 4:00 p.m. to 6:30 p.m. and concurred to defer discussion regarding additional decoration until Ginny Woodring is available to plan.

ACTION LIST

The Board reviewed and discussed the Action List.

AGENDA FOR OCTOBER 2015 REGULAR MEETING AND REVIEW APPLICATION
FOR BOARD VACANCY AND SCHEDULE INTERVIEWS

The Board confirmed its regular meetings on October 12, 2015, a special bond sale meeting on October 19, 2015 and a special meeting on October 28, 2015 and discussed agenda items. The Board concurred to add Director appointment agenda items to the October 12, 2015 agenda.

DIRECTORS AND DISTRICT CONSULTANT'S REPORTS ABOUT DISTRICT
OPERATIONS

Director Smith requested that notice of the Board vacancy on the District's website be removed from the website.

There being no additional business to consider, Director Thornhill moved to adjourn the meeting at 7:25 p.m. Director DuBois seconded the motion, which passed unanimously.



Mary DuBois
Secretary, Board of Directors