

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71

October 28, 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 28th day of October, 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
Jennifer Elms	Assistant Secretary
Phillip Smith, Jr.	Assistant Vice President

and all of the above were present.

Also present were Robert Moorman of Aurous Development Services, Ltd.; Steve Woodring, Ginny Woodring and Scott Barr of Regional Water Corporation ("RWC"); Sherrie Knoepful 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 September 30, 2015 special meeting. Following review and discussion, Director Smith moved to approve the minutes. Director DuBois seconded the motion, which passed unanimously.

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

Ms. Knoepful 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, District common areas and the administration building.

Ms. Knoepful next discussed the following proposals for Bundy Lake Park:

1. Proposal No. BL043-01 in the amount of \$2,156.25 for replacement of a fence damaged by a car accident, including repair of the gate at the gazebo bridge; and
2. Proposal No. DP043-02 in the amount of \$1,642.58 to replace three wall pack lights on the restroom building with new light fixtures.

Following review and discussion, Director Smith move to approve the proposals listed above. The motion was seconded by Director Kerr and passed unanimously.

Discussion ensued regarding proposed design for renovation of Bundy Lake Park plaza, including discussion regarding additional parking lot lighting and fencing options to address concerns raised by District residents adjacent to Bundy Lake Park. Mr. Heisch confirmed that the plat for Bundy Lake has been recorded and that B&G is reviewing the bids from contractors. Ms. Knoepful updated the Board regarding project permitting, but the Board concurred to defer award of the contract for renovation of the Bundy Lake plaza until after the holidays. Director Smith requested MSA check the fountain lighting at Bundy Lake and Lakes of Bridgewater to confirm fountain lighting is working correctly. The Board also discussed duck population management options at Bundy Lake.

Ms. Knoepful next discussed proposed improvements for Lone Star Lake, Phase 1 and presented a proposal from the low bidder Pavecon, Ltd. in the amount of \$62,872 for the asphalt walking trail at Lone Star Lake, which was previously reviewed by the Board. Ms. Knoepful confirmed that MSA contacted Harris County regarding project participation, but said Harris County only participates in projects located in Harris County right of way. Following review and discussion, Director Kerr moved to award the paving contract for proposed improvements at Lone Star Lake to Pavecon, Ltd. Director Elms seconded the motion, which passed unanimously. The Board requested MSA notify residents before the paving work commences by using signs and a website notice.

Ms. Knoepful next discussed a sinkhole reported by a resident at Lone Star Lake and presented a proposal in the amount of \$1,500 to remove and replace two steel bollards and back fill the excavated area. Ms. Knoepful requested the Board table discussion of the proposal until MSA discusses the proposed repair with Storm Water Solutions LP.

OPERATION OF DISTRICT FACILITIES

Mr. Woodring reported the District extended \$6,100 in customer credits for customer participation in the District's disposable wipe educational survey. The Board discussed educational survey responses submitted, but postmarked, after the submittal deadline. Upon a motion by Director DuBois and a second by Director Kerr, the Board voted unanimously to authorize the District operator to offer the credit to those customers whose surveys were received after the submittal deadline, but before this meeting. Mr. Barr updated the Board regarding the impact of disposable wipes on District facilities and ongoing issues regarding management of same. Discussion ensued regarding repeating the educational survey in the spring and offering the survey in Spanish. Mr. Woodring also reviewed customer comments received along with the returned survey responses.

Discussion ensued regarding the status of Flat Creek repair and damaged sidewalks.

ENGINEERING MATTERS

Ms. Carner updated the Board regarding Harris County Municipal Utility District No. 61's ("No. 61") proposed purchase of additional waterline near the District's emergency interconnect with No. 61 and reviewed an estimate of actual cost with no interest. Following discussion, the Board concurred to request B&G revise the cost estimate to include interest.

Mr. Heisch discussed joint separations identified during televising of the storm sewer under the pipeline easement at the Bridgewater Meadow detention basin. Mr. Heisch requested authorization to obtain a proposal to grout the interior of the storm sewer pipe. Upon a motion by Director Smith and a second by Director Kerr, the Board voted unanimously to authorize B&G to proceed and obtain a grouting proposal.

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 said the contractor was substantially finished with the sewer pipe, but found that the base of the existing manhole the contractor tied into was corroded and will have to be replaced. Mr. Heisch reported that the contractor's work will include bypassing the force main that ties into the manhole and taking an above ground plate across the road to the next manhole. The Board discussed contractor signage and steel plates placed in the roadway and discussed options to control and slow traffic until the work is complete. Following review and discussion, Director Kerr moved to place a flagman to warn and slow traffic through Friday. Director Thornhill seconded the motion. Discussion ensued regarding time anticipated to complete the project. Director Kerr

then amended her motion to place the flagman no more than an additional 5 business days. Director DuBois seconded the amended motion, which passed unanimously.

CONSENT TO PARTIAL ASSIGNMENT OF DEVELOPER FINANCING AGREEMENT BETWEEN THE DISTRICT AND CET LIMITED TO HACIENDA SERVICES AND DEVELOPER FINANCING AGREEMENT WITH HACIENDA SERVICES

The Board next considered consenting to the partial assignment of the Developer Financing Agreement between the District and CET Limited to Hacienda Services and approving a separate Developer Financing Agreement with Hacienda Services. Following review and discussion, Director Smith moved to (1) consent to the partial assignment of the Developer Financing Agreement between the District and CET Limited to Hacienda Services; and (2) approve a separate Developer Financing Agreement with Hacienda Services, both contingent upon the deal closing and Hacienda Services taking title to the property. Director Elms seconded the motion, which passed unanimously.

HOLIDAY IN THE PARK

The Board discussed plans for the District's annual Holiday in the Park on December 12, 2015, including discussion regarding additional decorations, entertainment and parking. The Board also discussed event tent rental, and the Board requested price proposals for larger tents and concurred to establish an overall event budget of \$3,000.

ACTION LIST

The Board reviewed and discussed the Action List.

AGENDA FOR NOVEMBER 2015 REGULAR MEETING

The Board confirmed its regular meetings on November 9, 2015 and a special meeting on November 30, 2015 and discussed agenda items.

DIRECTORS AND DISTRICT CONSULTANT'S REPORTS ABOUT DISTRICT OPERATIONS

Director DuBois submitted revisions to the District's media information kit.

Director Thornhill submitted new contact information for the District website and records.

There being no additional business to consider, Director Thornhill moved to adjourn the meeting. Director Smith seconded the motion, which passed unanimously.

Mary Dubois

Secretary, Board of Directors

(SEAL)

