

MINUTES  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71

October 26, 2016

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 26<sup>th</sup> day of October, 2016, 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, thus constituting a quorum.

Also present were Steve Woodring, Ginny Woodring and Scott Barr of Regional Water Corporation ("RWC"); Patrick Beech, District resident; Robert Moorman of Aurous Development Services, Ltd.; Nick Cooke and Sherrie Knoepful of Mike Stone Associates, Inc. ("MSA"); Shannon Waugh of Off Cinco; 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.

DEVELOPMENT FINANCING AGREEMENTS AND ASSIGNMENTS AND UTILITY COMMITMENT LETTERS

Mr. Moorman updated the Board regarding plans for and the status of construction of water, sewer and drainage facilities to serve Bridgewater Meadows, Section 4. Ms. Carner presented for the Board's consideration Consent to Partial Assignment of Right to MUD Reimbursables between Bridgewater Meadow IV, Ltd. and Bradbury Development Limited for oversizing of drainage facilities to serve future Westgreen Road. Following review and discussion, upon a motion by Director Kerr and a second by Director DuBois, the Board voted unanimously to consent to the Partial Assignment between Bridgewater Meadow IV, Ltd. and Bradbury Development Limited.

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 it was not necessary to convene in executive session.

## MINUTES

The Board considered approving the minutes of the September 26, 2016, special meeting, as submitted. Following review and discussion, Director Smith moved to approve the September 26, 2016, minutes as submitted. Director DuBois seconded the motion, which passed by a vote of 3 to 0, with Director Thornhill abstaining from voting.

## WEBSITE MATTERS, INCLUDING AMENDMENT TO SERVICES AGREEMENT

Ms. Waugh presented a proposal from Off Cinco to host and maintain the District website for a flat rate of \$250 per month, which includes additional e-mail alert capacity and proactive monitoring. Following review and discussion, Director Kerr moved to approve the flat rate proposal from Off Cinco. The motion was seconded by Director DuBois and passed by a vote of 4 to 0, with Director Smith abstaining from voting.

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

Mr. Cooke reviewed a Parks Management Report, a copy of which is attached to these minutes, and reported on maintenance completed, including landscape maintenance and irrigation inspection, emergency items repaired at Bundy Lake Park under \$500; Bundy Lake; District detention ponds, including the status of restoring water levels at Bundy Lake and installation of signs at Lone Star Lake; District common areas; and the District Administration Building.

Mr. Cooke first updated the Board regarding previously approved repairs at Directors Park, and reported on Native Land Design's efforts related to red bud tree replacement. He noted Spark Lighting is working to repair non-functioning parking lot lighting. Mr. Cooke also said that Texas Fence would submit a proposal for repair of the damaged barbed wire fence at Water Plant No. 1.

Mr. Cooke next updated the Board regarding previously approved repairs at Bundy Lake Park, including attempts to submerge exposed conduit during low lake levels, temporary repair of the stairs that lead to the lake pathway and the status of replacement of breaker switches on the fountain control panels. Director Elms noted some fountain lighting at Bundy Lake is still out.

Mr. Cooke updated the Board regarding assessment and pending repair of the bulkhead on Bundy Lake Island and said that MSA is working with Lake Management Services ("LMS") and BGE, Inc. to define a repair scope and find a contractor qualified to make the repair. The Board concurred to keep the tree, if possible, on Bundy Lake Island.



Ms. Knoepful next discussed with the Board design and appliance preferences to further revise the overall scope of remodeling of the kitchen in the District Administration Building. Following discussion, Ms. Knoepful said she would further revise the design, as discussed, and bring back a revised scope of work with estimates.

Ms. Knoepful next reviewed signage options as part of the renovation of the Bundy Lake Plaza. She also discussed proposed schedules for construction.

#### OPERATION OF DISTRICT FACILITIES

The Board next discussed a proposal from Best Trash for a replacement dumpster at the wastewater treatment plant and solid waste removal services. Ms. Carner noted that the separately invoiced dumpster and solid waste removal service will be paid out of the regional wastewater treatment plant account so Harris County Municipal Utility District No. 287 ("No. 287") will pay its pro rata share of the additional expense. Discussion ensued regarding ongoing issues with the District's current heavy waste service provider, Nexxus Disposal. Following review and discussion, upon a motion by Director Smith and a second by Director Elms, the Board voted unanimously to approve the proposal submitted by Best Trash.

Mr. Woodring next requested authorization to repair 4 tap line leaks for an estimated cost of \$3,100 each. Following review and discussion, Director Smith moved to approve repair of the tap line leaks, as discussed. Director DuBois seconded the motion, which passed unanimously.

Ms. Woodring reviewed an analysis of rental expenses and revenue for the Administration Building, a copy of which is attached. Discussion ensued.

#### HOLIDAY IN THE PARK

The Board discussed flyers, budget, planned activities, vendor raffles and promotional/informational items for residents attending the District's annual Holiday in the Park scheduled for December 10, 2016. Ms. Knoepfel presented options for saplings to be handed out to District residents, and the Board concurred to select the saplings in burlap gift bags with cards identifying the tree species. Ms. Knoepfel stated MSA would donate 250 saplings to the District for the event.

#### ENGINEERING MATTERS

Ms. Carner and Director Elms reviewed a written report provided by BGE, Inc., regarding the status of Water Plant Nos. 1 and 2 improvements, construction of Water Plant No. 3 and the status of BGE research regarding funding available through the Texas Safe Routes to School program for potential construction of a sidewalk from Morton Ranch subdivision to Morton Ranch Elementary.

SERVICES AGREEMENT WITH FIRST BILLING SERVICES

The Board took no action on this agenda item.

ACTION LIST

The Board reviewed and discussed items removed and added to the Action List.

AGENDA FOR NOVEMBER 2016 REGULAR MEETING

The Board confirmed its regular meeting on November 14, 2016 and special meeting on November 28, 2016 and discussed agenda items.

DIRECTORS' AND DISTRICT CONSULTANTS' REPORTS ABOUT DISTRICT OPERATIONS

There was no additional discussion for this agenda item.

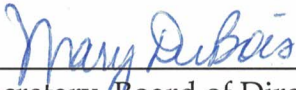
OPERATION OF DISTRICT FACILITIES (CONTINUED)

Mr. Woodring discussed termination of services to Mr. Beech for not returning a required completed application for service. Following discussion, the Board concurred to restore service to Mr. Beech, subject to receipt of a completed service application within the next 20 days.

MONUMENT LIGHTING SHOW

The Board confirmed attendance of less than a quorum for the monument lighting show following the Board meeting.

There being no additional business to consider, Director Thornhill moved to adjourn the meeting at 7:47 p.m. Director Smith seconded the motion, which passed unanimously.

  
Secretary, Board of Directors



LIST OF ATTACHMENTS TO MINUTES

Minutes  
Page

Parks Management Report .....	2
kitchen design and appliance preferences .....	3
analysis of rental expenses and revenue for the Administration Building .....	3
sapling options .....	3