

MINUTES  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71

November 28, 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 28<sup>th</sup> day of November, 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 except Director Thornhill, thus constituting a quorum.

Also present were Steve Woodring, Ginny Woodring and Scott Barr of Regional Water Corporation ("RWC"); Nick Cooke of Mike Stone Associates, Inc. ("MSA"); Rodney Heisch of BGE, Inc. ("BGE"); Joe Goggans and Julie Glass of United Development Funding ("UDF"); Kurt Watzek of History Maker Homes; and Katie Carner and Jane Miller of Allen Boone Humphries Robinson LLP ("ABHR").

Director Kerr 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 it was not necessary to convene in executive session.

DEVELOPMENT FINANCING AGREEMENTS AND ASSIGNMENTS AND UTILITY COMMITMENT LETTERS

Mr. Goggans updated the Board on documents necessary for History Maker Homes/Jabez Development, LLC to close on Lakes of Mason Parks, Sections 5 and 6. Ms. Carner discussed with the Board a Consent to Collateral Assignment of Municipal Utility District Reimbursables between Jabez Development, LP and Southside Bank and Development Financing Agreement with Jabez Development LP and recommended that the Board terminate the District's Development Financing Agreement with Buffington Mason Park, Ltd. Following discussion and upon a motion by Director DuBois and a second by Director Kerr, the Board voted unanimously to approve the

agreements listed above and to terminate the District's Development Financing Agreement with Buffington Mason Park, Ltd.

The Board took no action on the requested Utility Commitment for Fleetwood Church of Christ.

## MINUTES

The Board considered approving the minutes of the October 26, 2016, special meeting, as amended. Following review and discussion, Director Elms moved to approve the October 26, 2016, minutes. Director Smith seconded the motion, which passed unanimously. The Board then considered approving the minutes of the October 10, 2016, regular meeting. Following review and discussion, upon a motion by Director Smith and a second by Director Elms, the Board voted unanimously to approve the minutes of the October 10, 2016, regular meeting, as submitted.

## 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; District detention ponds, District common areas; and the District Administration Building.

Mr. Cooke first updated the Board regarding previously approved repairs at Directors Park, and presented a proposal from Spark Lighting in the amount of \$21,200 to repair non-functioning parking lot lighting.

Mr. Cooke next updated the Board regarding previously approved repairs at Bundy Lake Park and the upcoming renovation of Bundy Lake Plaza, and reviewed proposals to either repair existing fountain no. 4 or to replace fountain no. 4 with a new Otterbine fountain with a 5 year warranty. Discussion ensued regarding repair of the stairs that lead to the Bundy Lake. Following review and discussion, upon a motion by Director DuBois and a second by Director Kerr, the Board voted unanimously to replace Bundy Lake fountain no. 4, as discussed. Discussion ensued regarding fountain replacement schedules, power washing the Bundy Lake monument, irrigation repairs and monument lighting programming.

The Board next reviewed mock up trail distance maps for Lone Star Lake, and Director Elms requested a font change. Director Elms also reported orange construction tape near the outfall that needs to be removed.

Mr. Cooke next presented a proposal in the amount of \$805 to replace barbed wire along the north side of the Mason Road water plant fence. Following review and discussion, Director Elms moved to approve the proposal. The motion was seconded by Director Kerr and passed unanimously.

Mr. Cooke updated the Board regarding assessment and pending repair of the bulkhead on Bundy Lake Island.

#### OPERATION OF DISTRICT FACILITIES

Mr. Woodring updated the Board regarding delivery and use of a replacement dumpster at the wastewater treatment plant and solid waste removal services.

#### ENGINEERING MATTERS

Mr. Heisch updated the status of construction of water, sewer and drainage facilities to serve Bridgewater Meadows, Section 4 and Mason Road Sanitary Sewer Extension, Phase 2.

#### HOLIDAY IN THE PARK

The Board discussed flyers, planned activities and vendor raffles for the District's annual Holiday in the Park scheduled for December 10, 2016. A copy of the flyer is attached

#### ACTION LIST

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

#### AGENDA FOR DECEMBER 2016 REGULAR MEETING

The Board confirmed its regular meeting on December 12, 2016 and tentatively scheduling a special meeting on December 19, 2016 and discussed agenda items for the regular meeting.

#### DIRECTORS' AND DISTRICT CONSULTANTS' REPORTS ABOUT DISTRICT OPERATIONS

Discussion ensued regarding emails received from Harris County Commissioner Precinct 3 regarding a Harris County Flood Control channel washout near the ILuckyDog construction site.

There being no additional business to consider, Director Kerr moved to adjourn the meeting at 7:00 p.m. Director Elms seconded the motion, which passed unanimously.

*Mary Dubois*

Secretary, Board of Directors



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