

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71

December 11, 2017

The Board of Directors (the "Board") of Harris County Municipal Utility District No. 71 (the "District") met in regular session, open to the public, on the 11th day of December 2017, 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
Phillip Smith, Jr.	Assistant Vice President
Jennifer Elms	Assistant Secretary

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

Also present were Kelly Wilson, District resident; Tina Kelsey of Myrtle Cruz, Inc.; Deputy Steve Arhelger of the Harris County Sheriff's Office; Alene Efaw of BGE, Inc. ("BGE"); Laura Flores of Tax Tech, Inc.; Steve Woodring, Ginny Woodring and Scott Barr of Regional Water Corporation ("RWC"); Justin Cox and Oscar Fumero of Storm Water Solutions, LP ("SWS"); Nick Cooke and Sherrie Knoepful of Mike Stone Associates, Inc.; 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.

COMMENTS AND WEBSITE INQUIRIES FROM THE PUBLIC

Ms. Wilson reported a higher than normal utility bill and said her plumber checked and found no leaks. Mr. Woodring said RWC has tested the meter and verified that the meter is registering accurately. Mr. Woodring said RWC would investigate the leak further and provide Ms. Wilson a copy of the District's leak adjustment policy.

Mr. Woodring updated the Board regarding a recent loss of water pressure and emails received through the District website regarding same.

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

At 6:07 p.m., the Board met in executive session to deliberate the deployment or specific occasions for implementation of security personnel or devices. The Board met with Deputy Arhelger. Ms. Carner and Ms. Miller also were present.

RE-CONVENE IN OPEN SESSION, SECURITY REPORT

At 6:22 p.m., the Board reconvened in Open Session.

MINUTES

The Board considered approving the minutes of the November 13, 2017 regular meeting. Following review and discussion, Director Smith moved to approve the November 13, 2017 regular meeting minutes, as submitted. The motion was seconded by Director Elms and passed by a vote of 4 to 0, with Director DuBois abstaining from voting.

REPORT FROM STORM WATER SOLUTIONS

Mr. Cox reviewed a Drainage Facilities Report, a copy of which is attached to these minutes, and updated the Board regarding mowing and overseeding schedules and other previously approved repairs.

In response to questions from Director Smith, Mr. Cox said Stormwater is working on options and pricing to fabricate a finer screen over an outfall opening at the Lakes of Bridgewater detention facilities. He also reported that trash thrown over residential fences into District property has been removed.

Mr. Cox discussed aesthetic issues with the Morton Ranch bar screen, a washout area at the Lone Star Lake cement structure at Bridgewater Village Drive and some older graffiti at Bridgewater Place and Bridgewater Meadow. Following discussion, the Board concurred to take no action to remove the graffiti since it is not visible to the public.

Mr. Cox reported that the contractor making repair to the detention pond at Bridgewater Meadow, Section 4 completed regrading of the pond bottom. Mr. Cox said there is rutting in the pond bottom that SWS will fill and disc at no additional cost to the District. He said the pond will be ready for acceptance within the next few weeks.

Mr. Cox reviewed proposals for semi-annual or three times per year pilot channel cleaning. Following review and discussion, Director Smith moved to approve an annual pilot channel cleaning at a cost of \$3,000. Director Kerr seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Laura Flores reviewed the monthly tax assessor/collector's report, a copy of which is attached, including an update on 2016 and 2017 taxes collected as of November 30, 2017.

After review and discussion, Director Kerr moved to (1) approve the tax assessor/collector's report; and (2) authorize payment of the bills presented for payment from the tax account. Director DuBois seconded the motion, which carried unanimously. A copy of the tax assessor/collector's report is attached.

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 and repair previously approved and underway or completed, including landscape maintenance, irrigation inspection and emergency items repaired at Director's Park and Bundy Lake Park under \$500; District detention ponds; District common areas; and the District Administration Building. He also updated the Board regarding the District pending claim for storm related damage from the Federal Emergency Management Agency ("FEMA").

Mr. Cooke reviewed pricing to install a wireless internet access system in the administration building. Following discussion, the Board agreed wireless internet access was not needed.

Mr. Cooke said Spark Lighting would send program files so MSA could reset the lighting sequence at the Bundy Lake monument.

Mr. Cooke reported that the area near the gazebo in Bundy Lake Park was cleaned in response to an email received from a resident.

Mr. Cooke said MSA will bring a proposal to install additional sod to alleviate standing water near the gazebo to the next meeting.

Director Smith reported that the back fountain at Mirror Lake is out again. Mr. Cooke said he would ask Lake Management Services to investigate.

Following review and discussion, Director Smith moved to approve MSA's report. The motion was seconded by Director DuBois and passed unanimously.

GARBAGE COLLECTION AND RECYCLING

There was no discussion for this agenda item.

TRAVEL REIMBURSEMENT GUIDELINES AND DIRECTOR EXPENSES FOR ASSOCIATION OF WATER BOARD DIRECTORS WINTER CONFERENCE

The Board discussed the number of fees of office, meals, and maximum nights' hotel accommodations for the Association of Water Board Directors ("AWBD") winter conference. Following discussion, Director Thornhill moved to authorize a maximum of: (1) two nights of hotel accommodations; (2) three days of director fees of office; (3) a daily meal expense not to exceed \$50.00; and (4) an advance for conference expenses in the amount of \$750 for each Director attending the AWBD winter conference. Director Kerr seconded the motion, which carried by unanimous vote.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Kelsey reviewed a summary of the bookkeeper's report and investment report, copies of which are attached, and presented the bills for payment. After review and discussion, Director DuBois moved to approve the bookkeeper's report, investment report and payment of the bills submitted. The motion was seconded by Director Thornhill and passed unanimously.

REPORT ON DEVELOPMENT

Ms. Carner and Ms. Efaw updated the Board regarding Harris County inspection of Lakes of Mason Park, Section 6. Ms. Carner said funds have been released to the developer, as previously approved by the Board.

OPERATION OF DISTRICT FACILITIES

Mr. Woodring then distributed the operator's report, a copy of which is attached, and reviewed the operations and repairs performed in the District during the previous month. Mr. Woodring reported on pumpage numbers for November 2017 and current water and wastewater capacity.

The Board next reviewed and discussed a high volume water users report for the month of November 2017. Director Smith requested that a dollar amount for each usage reported be added to the report.

In response to a question from Director Thornhill, Mr. Woodring said the hydrant contractor is identifying hydrants that need caps, tagging those hydrants and will return to install caps at a later date.

Mr. Woodring updated the Board regarding a previously filed customer appeal from Caryl LeBlanc requesting an adjustment on an unexpectedly high water bill during the month of September 2017. Mr. Woodring said Ms. LeBlanc did not pay the full

amount of the first installment of the 6 month payment plan the Board previously approved and is appealing the Board's decision to offer her a payment plan only. Discussion ensued regarding multiple reports of high meter readings following Hurricane Harvey. Mr. Woodring noted that Ms. LeBlanc is on the termination list for December 29, 2017. Following discussion, the Board requested that Ms. Woodring contact Ms. LeBlanc to make sure she understands that she has until December 23, 2017 to pay the full amount currently due pursuant to the previously approved payment plan or she will be terminated on December 29, 2017.

Mr. Woodring reported that Dayspring Light Center has requested additional regular Saturday rentals of the District Administration Building. The Board concurred that no additional regular rental days will be offered to Dayspring Light Center and requested that RWC tell them to remove their banner from the Directors' Park fence or the District will remove and dispose of it.

Mr. Woodring said the Holiday in the Park event flyer was mailed out on November 23, 2017.

Following review and discussion, Director Smith moved to approve the operator's report. The motion, which was seconded by Director Elms, passed unanimously.

TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT CUSTOMERS

Mr. Woodring updated the Board regarding customer compliance with previously approved customer payment plans. He requested that Ms. Wilson be removed from the termination list pending investigation of her dispute regarding a higher than expected utility bill.

Mr. Woodring then presented a list of delinquent customers to the Board and reported the residents on the termination list were delinquent in payment of their water and sewer bills and were given written notification, in accordance with the District's Rate Order, prior to the meeting of the opportunity to appear before the Board of Directors to explain, contest, or correct their bills and to show why utility services should not be terminated for reason of non-payment. Following review and discussion, Director DuBois moved to authorize termination of delinquent accounts in accordance with the District's Rate Order, with the exception of Jemesia McDonald and Kelly Wilson. The motion was seconded by Director Smith and passed unanimously.

ENGINEERING MATTERS

Ms. Efaw presented the engineer's report and updated the Board regarding engineering matters and the status of current construction projects more specifically described in the attached engineer's report.

Ms. Efaw recommended that the Board approve a capacity commitment to Kinmax, LLC to serve a daycare facility. The Board also discussed a previously approved request from the Westside Baptist Church to reduce their capacity allocation. Following review and discussion, Director Smith moved to approve a capacity allocation to Kinmax, LLC. The motion was seconded by Director Kerr and passed unanimously.

Following review and discussion, upon a motion by Director Smith and a second by Director Elms, the Board voted unanimously to approve the engineering report.

DISTRICT WEBSITE

Director Elms reviewed a website analytical report. Director Smith reported that an email communication was transmitted to inform residents of low water pressure. The Board requested that an email communication be sent to remind residents of the upcoming Holiday in the Park event.

DIRECTORS AND DISTRICT CONSULTANT'S REPORTS

There was no additional discussion for this agenda item.

ATTORNEY'S REPORT

The Board reviewed and revised the Action List and discussed and amended the status of the items listed. The Board discussed agenda items for the January regular meeting.

There being no additional business to consider, Director Thornhill moved to adjourn the meeting at 8:07 p.m. Director DuBois seconded the motion, which passed unanimously.



(SEAL)

Mary DuBois
Secretary, Board of Directors

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