

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71

February 25, 2019

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 25th day of February, 2019, 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
Jennifer Elms	Assistant Secretary

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

Also present were Tonya Wassinger and Mike Thornhill, District residents; Steve Woodring, Scott Barr, and Ginny Woodring of Regional Water Corporation ("RWC"); Justin Jenkins of McCall Gibson Swedlund Barfoot PLLC; Nick Cooke and John Fletcher of Mike Stone Associates ("MSA"); Adam Kupstas of Aurous Development Services, Ltd.; Alene Efaw of BGE, Inc. ("BGE"); Karen Sears of Storm Water Solutions, LP; 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. Wassinger asked for an update regarding BGE's research regarding original and/or previous surveys of the perimeter of Bundy Lake Park. She also asked if new fencing on adjacent homeowner lots included District property outside the homeowner's lot boundary, and if so, why. She also commented that she saw on social media that she and her husband were referenced at the February 11, 2019 meeting and said she did not appreciate being discussed. She said that someone left a notice under her doormat today notifying her of fencing work adjacent to her property tomorrow with no arrival time and felt that the form of notification was unprofessional.

Mr. Woodring said there were no emails received through the District website requiring Board action.

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

The Board determined it was not necessary to convene in executive session.

MINUTES

The Board considered approving the minutes of the January 30, 2019, special meeting. Following review and discussion, Director Kerr moved to approve the meeting minutes for the January 30, 2019, special meeting, as amended. Director Elms seconded the motion, which passed unanimously.

APPOINTMENT OF NEW DIRECTOR

The Board concurred to defer this item.

DEVELOPER REIMBURSEMENT REPORT

Mr. Jenkins reviewed a supplemental developer reimbursement report for the District's Series 2015A Unlimited Tax Bonds (the "reimbursement report"). Following review and discussion, Director Kerr moved to (1) approve the reimbursement report; and (2) approve disbursement of bonds proceeds, as directed in the reimbursement report, subject to receipt of executed receipts from developers receiving reimbursement. The motion was seconded by Director Thornhill and passed unanimously.

REPORT FROM STORM WATER SOLUTIONS

Ms. Sears reviewed a Drainage Facilities Report, a copy of which is attached to these minutes, and updated the Board regarding general maintenance, previously approved repairs and permitting. She updated the Board regarding continued monitoring of District drainage and detention facilities for unauthorized access to and debris left in the District's drainage and detention facilities.

Following review and discussion, Director Elms moved to approve the Drainage Facilities Report. The motion was seconded by Director Thornhill and carried unanimously.

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 work previously approved and

underway or completed, including landscape maintenance, irrigation inspection and emergency items repaired at Directors Park and Bundy Lake Park under \$500; District detention ponds; District common areas; and the District Administration Building.

Mr. Cooke next discussed previously approved maintenance and repair work at District detention ponds and presented proposals for repair or replacement of the Morton Ranch detention pond fountain. Following review and discussion, Director Kerr move to approve the proposal in the amount of \$12,357.42 to replace the fountain with a new Otterbine fountain. Director Elms seconded the motion, which passed unanimously.

Mr. Cooke reported on the status of fencing improvements proposed as part of the Bundy Lake Park Enhancements and said the remainder of the perimeter fencing should be installed this week, weather permitting. Discussion ensued regarding substantial completion inspection, addressing any punch list items identified during inspection, coordinating with BGE to confirm that new fencing is installed on the District's property pursuant to BGE's boundary survey, and coordinating a Board inspection of the fencing when installation is complete. Mr. Cooke apologized for leaving a work notification under the mat on Ms. Wassinger's porch and discussed arrival and work schedules for the work adjacent to her residence. Mr. Cooke presented Pay Estimate No. 3 in the amount of \$28,804.32, payable to Four Seasons Development, and recommended the Board approve payment. Following review and discussion and based upon MSA's recommendation, Director Elms moved to approve the pay estimate. Director Kerr seconded the motion, which passed unanimously.

Mr. Cooke presented alternate design options for Bundy Lake Park Improvements, Phase 2. Following review and discussion, Director Kerr moved to approve the Redi-Rock wall option for replacing all existing retaining walls and to remove the walkouts from the design. Director Thornhill seconded the motion, which passed unanimously.

REQUEST FROM LAKES AT MASON PARK COMMUNITY ASSOCIATION

Ms. Carner discussed correspondence received from the Lakes at Mason Park Community Association (the "Association") regarding possible installation of landscaping improvements and possible encroachment over District facilities. After discussion, the Board requested ABHR and BGE to follow up with the Association regarding location of the landscaping and next steps for project approval.

OPERATION OF DISTRICT FACILITIES

Mr. Woodring reported that recently reported water quality issues in Bridgewater Meadows have generally been resolved.

ENGINEERING MATTERS

Ms. Efaw provided a summary of ownership, surveying and engineering of Lakes of Bridgewater and Bundy Lake Park. After discussion, the Board directed BGE to compare the 2016, 2017 and 2018 survey data for consistency.

Ms. Efaw discussed the status of construction at water plant no. 1, including the status of inspections and generating a final pay estimate. Following review and discussion of damages and expenses incurred, Director Kerr moved to authorize an offer to Long & Sons in the amount of \$50,000 to settle damages expenses incurred by the District. The motion was seconded by Director DuBois and passed unanimously.

Discussion ensued regarding Bundy Lake fencing alignment. The Board requested MSA to confirm alignment adjacent to cul de sacs on the northern side of the park.

DISTRICT WEBSITE AND ELECTRONIC COMMUNICATION MATTERS

The Board took no action regarding the FAQ page on the District website.

ACTION LIST AND AGENDA

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 March, 2019 regular meeting.

SUMMER EVENT

There was no discussion for this agenda item.

DIRECTORS AND DISTRICT CONSULTANT'S REPORTS

Ms. Carner presented a request from Clay Road Municipal Utility District ("Clay Road MUD") to use the Administration Building for early and Election Day voting for the May, 2019 election. Following discussion, the Board concurred to approve Clay Road MUD's request, subject to confirmation of building availability.

Director Kerr reported on her attendance at a recent West Harris County Regional Water Authority meeting.

Additional discussion ensued between the Board and Ms. Wassinger regarding Ms. Wassinger's earlier comments regarding social media posts and MSA project management.

There being no additional business to consider, Director Thornhill moved to adjourn the meeting at 7:36 p.m. Director DuBois seconded the motion, which passed unanimously.

Mary DuBois
Secretary, Board of Directors

(SEAL)



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