

MINUTES
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 71

March 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 March, 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
Michael Williams	Assistant Vice President
Jennifer Elms	Assistant Secretary

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

Also present were Arlyn Wassinger, Tonya Wassinger and Terra Jones, District residents; Steve Woodring, Scott Barr, and James Woodring of Regional Water Corporation ("RWC"); Nick Cooke and John Fletcher of Mike Stone Associates ("MSA"); Oscar Fumero of Storm Water Solutions, LP; Alene Efaw of BGE, Inc. ("BGE"); 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.

REORGANIZE THE BOARD AND AUTHROIZE EXECUTION OF DISTRICT
REGISTRATION FORM

The Board discussed the current director positions: Katrina Thornhill, President; Pam Kerr, Vice President; Mary DuBois, Secretary; Michael Williams, Assistant Vice President; and Jennifer Elms, Assistant Secretary. The Board next considered reorganization of the board.

Upon a motion by Director DuBois and a second by Director Williams, the Board voted unanimously to (1) appoint Director Kerr to the position of President and Director Thornhill to the position of Vice President; and (2) authorize execution and submission of the District Registration Form to the Texas Commission on Environmental Quality to reflect the newly appointed positions of Directors Thornhill and Kerr.

MINUTES

The Board considered approving the minutes of the February 25, 2019, special meeting. Following review and discussion, Director Kerr moved to approve the meeting minutes for the February 25, 2019, special meeting, as amended. Director DuBois seconded the motion, which passed unanimously.

OPERATION OF DISTRICT FACILITIES

Mr. Woodring updated the Board regarding a resident inquiry reporting a neighbor's water leak and requesting repair. He said the repair has been made.

COMMENTS AND WEBSITE INQUIRIES FROM THE PUBLIC

Director Kerr announced that public comments would be received pursuant to and in compliance with the District's adopted Policies and Procedures for Public Comments at Board of Directors Meetings.

Mr. Wassinger asked for an update regarding BGE's research regarding original and/or previous surveys of the perimeter of Bundy Lake Park. He also commented that trash is accumulating in trenching where sod has been excavated to lower fencing and asked when the trenching would be backfilled and sodded. He also requested that a survey rod adjacent to his yard be removed and requested a timetable for replacement of signage notifying the public of the park hours.

Ms. Wassinger requested that signage be reinstalled as soon as possible and stated she has called the Sherriff's Office because of individuals congregating in the park after dark.

Director Kerr noted that questions and comments would be addressed under associated and applicable agenda items.

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.

REPORT FROM STORM WATER SOLUTIONS

Mr. Fumero 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. He 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. Mr. Fumero discussed unauthorized use of all-terrain vehicles and motorcycles in the Bridgewater Meadows detention pond and presented a proposal in the amount of \$1,000 for installation of Texas Water Code compliant, metal, reflective "No Unauthorized Vehicle" signs. Following review and discussion, Director Elms moved to (1) approve the Drainage Facilities Report; and (2) approve a proposal in the amount of \$1,000 for installation of Texas Water Code compliant, metal, reflective signs. 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

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 updated the Board regarding previously approved maintenance and repair work at Bundy Lake Park, and maintenance and presented a proposal in the amount of \$862.50 from Saville Electric to replace the electrical panel, photo cell and box for the gazebo lighting, including panel labeling for the lighting breakers. He also reported that the latch on the electrical box at the gazebo was broken. Director Kerr requested that ABHR notify patrol.

Mr. Cooke reported on the status of fencing improvements proposed as part of the Bundy Lake Park Enhancements and said the contractor is addressing punch list items identified during inspection and that the landscaper will be onsite this week to backfill and sod excavated areas where fencing was lowered and to make any necessary irrigation repairs. He said BGE's surveyor will begin work when the punch list items are complete. Discussion ensued regarding cul de sac fencing and gate locations. The Board asked for pricing to move the fencing and gates back to their original locations. Director Williams requested pricing for maintenance of the affected areas. Mr. Cooke said park rule signs have been ordered.

Mr. Cooke presented design options for Redi-Rock retaining walls as part of the proposed Bundy Lake Park Improvements, Phase 2. He also reviewed a revised layout plan with the retaining walls, included in their existing locations and with previously proposed walkouts removed. The Board concurred to defer any action and asked that MSA send the options to Director Thornhill for review and bring samples to the next Board meeting. Discussion ensued regarding proposed design of cul de sac entries and Americans with Disabilities ("ADA") compliance. Director Kerr requested pricing for replacement of the original steps in the cul de sacs.

Mr. Cooke next discussed previously approved maintenance and repair work at District detention ponds.

Following review and discussion, Director Kerr moved to (1) approve the Parks Management Report; and (2) approve a proposal in the amount of \$862.50 from Saville Electric to replace the electrical panel, photo cell and box for the gazebo lighting at Bundy Lake Park. Director Williams seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Ms. Efaw reported that Harris County Municipal Utility District No. 287 ("No. 287") has requested a 10' sanitary sewer easement on the west side of Elrod Road to serve a commercial tract in No. 287. Ms. Efaw said the proposed sanitary sewer line will be encased and bored under Elrod Road. Discussion ensued regarding preparation of the easement. Ms. Carner stated that language could be included in the conveyance document requiring that No. 287 pay the cost of any necessary testing associated with the sanitary sewer line. The Board concurred to authorize ABHR to notify No. 287 to move forward with preparation of conveyance documents, as discussed.

Ms. Efaw reviewed an exhibit of fence locations adjoining Lakes of Bridgewater Section 6, a copy of which is attached, confirming that boundary surveys for 2011 and 2017 are consistent.

Ms. Efaw discussed the status of construction at water plant no. 1 and said punch list items are complete.

DISTRICT WEBSITE AND ELECTRONIC COMMUNICATION MATTERS

Director Elms reported on the number of email and text subscribers for emergency notifications and mass messaging through the District's website. Ms. Carner reported that out-of-date information on the District website has been archived by year, as previously discussed.

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 April, 2019 regular meeting.

SUMMER EVENT

There was no discussion for this agenda item. The Board requested that Ginny Woodring attend the next special meeting to begin event planning.

DIRECTORS AND DISTRICT CONSULTANT'S REPORTS

The Board discussed registration for the Association of Water Board Directors' spring breakfast and requested that the bookkeeper register Directors Elms, Kerr, Williams and DuBois.

Ms. Carner said that Bridgewater Meadow IV, Ltd. ("BMIV") has requested that the District reimburse BMIV for 2 days of per diem between the date of the supplemental developer reimbursement report for the District's Series 2015A Unlimited Tax Bonds (the "reimbursement report") and the actual date of funding. She explained the delay was due to the timing of BMIV's return of the executed developer receipt, and that the amount reimbursed matched the amount stated in the receipt. Following review and discussion, the Board concurred to decline BMIV's request.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.071, TEXAS GOVERNMENT CODE, TO CONDUCT A PRIVATE CONSULTATION WITH ATTORNEY TO DISCUSS PENDING OR CONTEMPLATED LITIGATION, OR A SETTLEMENT OFFER

At 7:04 p.m., the Board met in executive session to conduct a private consultation with their attorney to discuss pending or contemplated litigation, or a settlement offer. Ms. Carner was also present.

RE-CONVENE IN OPEN SESSION

At 7:27 p.m., the Board reconvened in Open Session. No action was taken following discussion in executive session.

There being no additional business to consider, Director Kerr moved to adjourn the meeting at 7:28 p.m. Director Elms seconded the motion, which passed unanimously.



Mary DuBois
Secretary, Board of Directors

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