

NORTHWEST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 20

Minutes of Meeting of Board of Directors

February 5, 2019

The Board of Directors of Northwest Harris County Municipal Utility District No. 20 (the "District") met at the board's regular meeting place on February 5, 2019, in accordance with the duly posted notice of said meeting, with a quorum of directors present as follows:

Brian R. Wright, President
Robert W. Skinner, Vice President
Kenneth R. Ross, Secretary
John M. Dougrey, Jr., Assistant Secretary
Gregory L. Jackson, Assistant Secretary

and being absent:

None

Also present were Wendi DeVita of Myrtle Cruz, Inc., Cindi Winski of Equi-Tax, Inc., Eric Thiry of Environmental Development Partners, L.L.C., Jack Miller, P.E. of R. G. Miller Engineers, Mark W. Brooks of Young & Brooks, Dustin Hannah with Big Red Dog Engineering, HCMUD44 director Darrin Harvey, and Olde Oaks residents Mia Cordova and Norman Nelson.

The meeting was called to order and declared open for such business as might come before the board.

APPROVAL OF MINUTES

Upon motion duly made, seconded and unanimously carried, the minutes of the prior meeting of January 2, 2019 were approved as presented.

COMMENTS FROM THE PUBLIC

The board recognized Dustin Hannah with Big Red Dog Engineering, who has been engaged in connection with a proposed K-8 charter school to be developed on the northerly 14 acres of the undeveloped tract located north of the Greystar Apartments on TC Jester, with a high school as a second phase. Mr. Hannah described their project and responded to questions. They are in a preliminary feasibility study phase, and will keep the District advised as to further developments with respect to the project.

Olde Oaks resident Mia Cordova noted that the Olde Oaks CIA annual meeting and election is scheduled for February 13, 2019. She encouraged all residents to vote either in person or by proxy.

District resident Norman Nelson inquired as to the board's intentions with respect to assisting with repairs to the fencing on TC Jester behind the Enclave at Olde Oaks, which runs generally from the Presbyterian Church northerly to Pebble Trace. It was reported last month, however, that the fence is currently a private homeowner fence, so the board decided to table the matter until the applicable HOA decides whether they want to assume responsibility for the fence.

Mr. Nelson also asked whether the District is participating in any landscaping on TC Jester, and the board indicated that the District is only involved in the street lights, and not any landscaping.

TC JESTER LIGHTS

Board president Brian Wright signed the paperwork necessary for the assignment of the HOA contract for the TC Jester street lights to the District. These documents will now be sent to the electricity provider for their signature and implementation of the transfer to the District. Board member John Dougrey has identified additional street lights that the District would like to energize. He will send the list to the District's attorneys, and they will work with the District's energy advisor to request that the lights be re-energized and added to the District's accounts. In response to an inquiry at the last board meeting, Mr. Dougrey is not recommending that any lights be moved.

TAX EXEMPTIONS

Cindi Winski of Equi-Tax, Inc., the District's tax assessor, advised the board that it would be appropriate for the District to consider any revisions it wishes to make to the District's tax exemptions for purposes of the 2019 tax year. After discussion, it was the consensus of the board to continue the homestead exemption for residents of the District in the amount of 20% of market value or \$5,000, whichever is greater, and the additional homestead exemption for residents of the District who are disabled or 65 years of age or older, in the amount of \$25,000.00, and to make such exemptions applicable for tax year 2019, and continuing thereafter until rescinded or otherwise modified. Proposed resolutions adopting these tax exemptions were reviewed. Upon motion duly made, seconded and unanimously carried, the proposed resolutions were passed and adopted, and the board president and secretary were authorized to execute same on behalf of the District. Copies of the resolutions are attached to these minutes.

TAX COLLECTION PENALTIES

Ms. Winski also advised the board that it would now be appropriate to continue the authorized implementation of the tax collection penalties, pursuant to Sections 33.07, 33.08, and 33.11 of the Texas Property Tax Code. After discussion, upon motion duly made, seconded and unanimously carried, the board adopted the attached Resolution Authorizing Additional Penalties on Delinquent Taxes. The District's tax assessor/collector was authorized and instructed to issue the necessary notices for implementation of the penalties at the appropriate times.

CONSULTANTS MONTHLY REPORTS

Cindi Winski of Equi-Tax, Inc., the District's tax assessor, reported as to the status of District tax collections. Ms. Winski reported that the District is 87.4% collected for 2018 taxes. After discussion, upon motion duly made, seconded and unanimously carried, the board approved the tax assessor's monthly report and payment of the tax bills presented.

Wendi DeVita of Myrtle Cruz, Inc., the District's bookkeeper, presented their monthly report. She also presented to the board a list of bills for the approval of payment, a copy of which is attached hereto. After discussion, upon motion duly made, seconded and unanimously carried, the board approved said bills and ordered checks issued on the appropriate District accounts in payment thereof.

Eric Thiry of Environmental Development Partners, L.L.C. (EDP), the District's operators, presented their monthly report as to District operations and facilities. Mr. Thiry reviewed the report with the board and responded to questions.

Mr. Thiry presented, recommended, and upon motion duly made, seconded and unanimously carried, the board (i) approved a proposal by NTS to replace lift pump no. 4 at the wastewater treatment plant at a cost of up to \$27,000, subject to the contractor's compliance with the HB1295 disclosure requirements, and (ii) authorized the operator and engineer to review the options and designate the specific replacement pump.

Mr. Thiry recommended and after discussion the board unanimously authorized referral of four finalized delinquent customer accounts for collection.

Jack Miller, P.E. of R. G. Miller Engineers, the District's engineers, distributed a written summary engineer's report for the meeting reflecting the status of various projects that the engineers are working on for the District. Mr. Miller reviewed his report with the board and responded to questions.

Mr. Miller presented, recommended, and upon motion duly made, seconded and unanimously carried, the board approved the following in connection with pending district construction contract(s):

- Pay Estimate Nos. 4 and 5 to Pardalis Industrial Enterprises on their contract for the ground storage tank rehab project, in the respective amounts of \$3,341.25 and \$13,245.10.

There being no further business to come before the board, the meeting was duly adjourned.

Secretary, Board of Directors

Attachments: Resolution on Residence Homestead Exemption
Resolution on Residence Homestead Exemption for Persons Disabled or 65 or Older
Resolution Authorizing Additional Penalties on Delinquent Taxes
Bookkeepers Report