

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 370  
Minutes of Meeting of Board of Directors  
April 14, 2025

The Board of Directors of Harris County Municipal Utility District No. 370 met in regular session, open to the public on April 14, 2025, at 1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas, in accordance with the duly posted notice of a public meeting, and the roll was called of the duly constituted members of said Board of Directors, as follows:

Steven G. Reyenga, President  
Harold Cobb, Vice President  
Mike Ecklund, Secretary  
Linda D. Myers, Assistant Secretary  
Chuck Werninger, Assistant Secretary

all of whom were present, thus constituting a quorum, except for Director Werninger, thus constituting a quorum. Director Werninger, entered later in the meeting after it had been called to order as noted herein.

Also attending the meeting were: Putri Tesalonika of Municipal Accounts & Consulting, L.P. ("MAC"); Brian Chovanec of Benchmark Engineering Corporation ("Benchmark"); Wendy Maddox of B&A Municipal Tax Service, LLC ("B&A"); Sam Miskimins of Champions Hydro-Lawn, Inc./Ethoscapes ("Champions"); Justin Waggoner of Touchstone District Services, LLC ("Touchstone"); Phillip Dautrich of TNG Utility Corp. ("TNG"); and Gordon Cranner and Melia Berry of Schwartz, Page & Harding, L.L.P. ("SPH"). Stephanie Preto of the Board of Directors of the Lakes on Eldridge North Community Association, Inc. (the "LOEN CA"), entered later in the meeting after it had been called to order as noted herein.

The President called the meeting to order and declared it open for such business as might regularly come before the Board.

PUBLIC COMMENTS

The Board next deferred consideration of comments from the public, as no comments were offered.

APPROVAL OF MINUTES

The Board then reviewed the minutes of its meeting held on March 10, 2025. After review and discussion of the minutes presented, Director Cobb moved that such minutes be approved, as presented. Director Reyenga seconded said motion, which unanimously carried.

Ms. Preto entered the meeting during the discussion of the draft minutes.

## PUBLIC COMMENTS

Ms. Preto introduced herself to the Board and then queried the Board as to what the purpose was for the large pipes located at Solar Point Drive and Vista Bay Lane. Mr. Chovanec and Mr. Miskimins explained that the piping is for the LOEN Outfall Repair Project. Ms. Preto then suggested that the District provide notification to the LOEN CA of construction projects in the subdivision prior to the start of the project.

Director Werninger entered the meeting during Public Comments.

## AMENDED AND RESTATED AGREEMENT FOR LAW ENFORCEMENT SERVICES BY AND BETWEEN THE DISTRICT AND VILLAGES AT LAKEPOINTE COMMUNITY ASSOCIATION ("VAL") (THE "AGREEMENT")

Mr. Cranner next reported that VAL has approved the Agreement and has sent the re-executed Agreement to SPH to final and distribute.

## TAX ASSESSOR-COLLECTOR'S REPORTS

Ms. Maddox presented to and reviewed with the Board the Tax Assessor-Collector Report for the period ending March 31, 2025, a copy of which is attached hereto as **Exhibit A**, including the disbursements presented for payment, as listed therein. Ms. Maddox next presented to and reviewed with the Board a delinquent tax list (the "List") is attached to the Tax Assessor-Collector Report. Following discussion, it was duly moved by Director Ecklund, seconded by Director Cobb, and unanimously carried, that the Tax Assessor-Collector Report be approved, and the disbursements identified therein be authorized for payment.

## DELINQUENT TAX REPORT

Mr. Cranner next presented to and reviewed with the Board the Delinquent Tax Report dated April 9, 2025, prepared by Ted A. Cox, P.C. ("Cox"), the District's delinquent tax attorney, a copy of which is attached hereto as **Exhibit B**. It was noted that no Board action was required.

## OPERATIONS AND MAINTENANCE REPORT

Mr. Dautrich presented to and reviewed with the Board the Operations and Maintenance Report dated April 14, 2025, a copy of which is attached hereto as **Exhibit C**.

Mr. Dautrich next reported that Lift Pump No. 3 failed. He then presented to and reviewed with the Board proposals from Neil Technical Services to repair the existing lift pump in the amount of \$31,641.00 and to replace the existing lift pump in the amount of \$34,445.00. He noted that both options have a one-year warranty on the repair. Mr. Dautrich reported that TNG is recommending that the Board approve the replacement of the existing lift pump. After discussion, it was moved by Director Reyenga, seconded by Director Ecklund, and unanimously carried, to authorize TNG to accept NTS' proposal to replace the existing lift pump in the amount of \$34,445.00. A copy of the NTS proposals is attached to the Operations and Maintenance Report.

## ANNUAL REVIEW OF THE DISTRICT'S IDENTITY THEFT PREVENTION PROGRAM

The Board considered review of the District's Identity Theft Prevention Program (the "Program"). In connection therewith, Mr. Dautrich presented TNG's annual report and advised the Board regarding the District's experience with identity theft during the prior year, current identity theft prevention methods, the types of accounts maintained by the District and the District's business arrangements with other entities. Mr. Dautrich recommended that no changes be made to the District's Program. After discussion on the matter, the Board concurred that no changes were necessary to the Program at this time. A copy of the District's Identity Theft Prevention Program Report is attached to the Operations and Maintenance Report.

## DISCUSSION OF DISTRICT GENERATORS

Mr. Dautrich expressed his concerns with the age of the District's Water Plant generator. Mr. Chovanec noted that the Water Plant Generator Replacement Project would be added to the District's Capital Improvement Plan. Mr. Chovanec and Mr. Dautrich agreed to update the Board at the next meeting on the remaining useful life of the District's generators and estimated replacement costs.

## BOOKKEEPER'S REPORT

Ms. Tesalonika next presented to and reviewed with the Board the Bookkeeper's Report dated April 14, 2025, a copy of which is attached hereto as **Exhibit D**, including the disbursements presented for payment. Ms. Tesalonika noted that the estimated cost for replacement generators will be added to the District's Cash Flow Forecast Report. After discussion, it was moved by Director Reyenga, seconded by Director Ecklund, and unanimously carried, that the Bookkeeper's Report be approved and the checks presented therein, be authorized for payment.

Mr. Dautrich exited the meeting during the discussion of the Bookkeeper's Report.

## UNCLAIMED PROPERTY REPORT

The Board next considered approval of an Unclaimed Property Report as of March 1, 2025, and the filing of same with the Texas Comptroller of Public Accounts (the "Comptroller") prior to July 1, 2025. In connection therewith, Ms. Tesalonika advised the Board that there was no unclaimed property in the District's operating accounts for the reporting period and presented to and reviewed with the Board a report detailing \$0.00 of unclaimed property for the reporting period. A copy of the report is attached to the Bookkeeper's Report.

## RESOLUTION AUTHORIZING AN ADDITIONAL PENALTY ON DELINQUENT REAL PROPERTY TAXES

The Board considered the adoption of a Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes. Mr. Cranner advised the Board that it is authorized pursuant to Section 33.07 of the Texas Tax Code, as amended, to impose, under certain conditions on July 1, an additional penalty not to exceed twenty percent (20%) of the total taxes, penalty and interest

due the District on taxes that remain delinquent as of July 1 of the year in which they became delinquent. He noted that the additional penalty to be imposed by this Resolution will not apply to delinquent personal property taxes which have incurred an additional penalty pursuant to that certain Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes, which was passed and approved by the District on January 13, 2025. After further discussion, it was moved by Director Reyenga, seconded by Director Meyers, and unanimously carried, that the Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes, a copy of which is attached hereto as **Exhibit E**, be adopted by the District, and that Cox be authorized to proceed with the collection of the District's 2024 delinquent real property tax accounts on July 1, 2025, subject to proper notice having been given as provided in said Resolution, including the filing of lawsuits as necessary.

#### DETENTION AND DRAINAGE FACILITIES REPORT

Mr. Miskimins then presented to and reviewed with the Board a Detention and Drainage Facilities Report, dated as of April 14, 2025, a copy of the report is attached hereto as **Exhibit F**.

Mr. Miskimins next reported on the status of the LOEN Outfall Repair Project at Turkey Creek. He noted that the project will be delayed due to repairs by CenterPoint on one of their lines that was damaged during excavation. Mr. Miskimins noted that CenterPoint repairs are anticipated to be completed by April 18<sup>th</sup>.

Director Cobb then requested that Champions not to mow in areas where the wildflowers are in bloom and resume mowing those areas once the bloom period has ended. Mr. Miskimins said he would modify the schedule accordingly.

#### COMMUNICATIONS REPORT

Mr. Waggoner presented to and reviewed with the Board the Communications Report dated April 14, 2025, a copy of which is attached hereto as **Exhibit G**.

A discussion ensued regarding a website question from a resident regarding the restrictions regarding fishing in the lakes. After discussion, the Board concurred not to respond because the District has no authority over the management of the lakes.

Ms. Preto and Mr. Miskimins exited the meeting and Director Ecklund exited and re-entered the meeting during the discussion of the Communications Report.

#### ENGINEER'S REPORT

Mr. Chovanec presented to and reviewed with the Board a written Engineering Report dated April 14, 2025, a copy of which is attached hereto as **Exhibit H** relative to the status of various projects within the District.

Mr. Chovanec next presented to and requested approval for the payment of three pay requests from Champions totaling \$4,228.09 for storm quality maintenance work completed,

copies of the pay requests are attached to the Engineer's Report. After discussion, Director Reyenga moved to approve the pay requests from Champions totaling \$4,228.09. Director Cobb seconded said motion, which unanimously carried.

Mr. Chovanec then reported that Benchmark was contacted by the Texas Commission on Environmental Quality (the "TCEQ") regarding the District's water capacity and advised the Board that Benchmark is researching the matter will provide a response to the TCEQ's questions at the May Board meeting.

#### ISSUANCE OF UTILITY COMMITMENTS

The Board deferred consideration of utility commitment requests after noting that no new requests had been received.

#### ATTORNEY'S REPORT

The Board next considered the Attorney's Report. In connection therewith, Mr. Cranner advised the Board that he had nothing additional to discuss with the Board of a legal nature which was not already covered under previous specific agenda items.

#### FUTURE AGENDAS

The Board considered items for placement on future agendas. After consideration on the matter, no specific agenda items, other than routine and ongoing matters and those discussed above, were requested.

#### ADJOURNMENT

There being no further business to come before the Board, upon motion made by Director Reyenga, seconded by Director Myers, and unanimously carried, the meeting was adjourned.



  
Secretary

## **LIST OF EXHIBITS**

Exhibit A	Tax Assessor-Collector Reports
Exhibit B	Delinquent Tax Report
Exhibit C	Operations and Maintenance Report
Exhibit D	Bookkeeper's Report
Exhibit E	Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes
Exhibit F	Detention and Drainage Facilities Report
Exhibit G	Communications Meeting Report
Exhibit H	Engineer's Report