

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

The Board of Directors of Harris County Municipal Utility District No. 370 met in regular session, open to the public on July 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 Directors Reyenga and Cobb, thus constituting a quorum.

Also attending the meeting were: Christi Leighton of Best Trash, LLP ("BT"); Putri Tesalonika of Municipal Accounts & Consulting, L.P. ("MAC"); Wendy Maddox of B&A Municipal Tax Service, LLC ("B&A"); Sam Miskimins of Champions Hydro-Lawn, Inc./Ethoscapes ("Champions"); Daenon Russell of Touchstone District Services, LLC ("Touchstone"); Phillip Dautrich of TNG Utility Corp. ("TNG"); and Gordon Cranner, Melia Berry and Kathryn Lyons of Schwartz, Page & Harding, L.L.P. ("SPH"). Brian Chovanec of Benchmark Engineering Corporation ("Benchmark") entered later in the meeting as noted herein.

In the absence of the President and the Vice President, Director Werninger moved that Director Myers be appointed President Pro Tempore. Director Ecklund seconded said motion, which unanimously carried. The President Pro Tempore called the meeting to order and declared it open for such business as might regularly come before the Board.

PUBLIC COMMENTS

Ms. Leighton presented to and reviewed with the Board the 2025 Notice of CPI Increase reflecting a \$1.03 (or 4.12%) increase. A copy of the Notice is attached hereto as **Exhibit A**. The Board next considered an amendment of the District's Rate Order to reflect the proposed CPI increase. Mr. Cranner reported that, if the Board passes this cost increase through, the sanitary sewer fee rate will increase from \$40.33 to \$41.36, per residence per month, which includes a sanitary sewer fee of \$15.28. Mr. Cranner noted that the increase would be effective August 1, 2025. A discussion ensued regarding the amount of the sanitary sewer fee. After discussion, the Board deferred the consideration of the Rate Order until the August Board meeting.

Mr. Cranner next presented to and reviewed with the Board a Letter Agreement between the District and the Kirk Elementary School PTO concerning the District's financial contribution for recreational facilities improvements, a copy of which is attached hereto as **Exhibit B**. He noted that the letter, if approved, will need to be executed and returned to SPH prior to the disbursement

of any District funds. After discussion, it was moved by Director Ecklund, seconded by Director Werninger and unanimously carried, that the Board authorize a \$12,000.00 contribution to the Kirk Elementary School PTO, subject to approval by and receipt from the PTO of the Letter Agreement.

Ms. Leighton exited the meeting at this time. Mr. Chovanec entered the meeting during the discussion of the donation to Kirk Elementary.

APPROVAL OF MINUTES

The Board then reviewed the minutes of its meeting held on June 9, 2025. After review and discussion of the minutes presented, Director Myers moved that such minutes be approved, as presented. Director Ecklund seconded said motion, which unanimously carried.

TAX ASSESSOR-COLLECTOR'S REPORT

Ms. Maddox presented to and reviewed with the Board the Tax Assessor-Collector Report for the period ending June 30, 2025, and a delinquent tax report dated as of the same day (the "Report"), copies of which are attached hereto as **Exhibit C**, including the disbursements presented for payment, as listed therein. Following discussion, it was duly moved by Director Myers, seconded by Director Werninger, and unanimously carried, that the Report be approved, and the disbursements identified therein be authorized for payment.

DELINQUENT TAX REPORT

Mr. Cranner presented to and reviewed with the Board the Delinquent Tax Report dated July 7, 2025, prepared by Ted A. Cox, P.C., the District's delinquent tax attorney, a copy of which is attached hereto as **Exhibit D**. 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 July 14, 2025, a copy of which is attached hereto as **Exhibit E**.

Mr. Dautrich next reported that TNG inspected the Lift Station fence and found it to be in working order and has no repair recommendations at this time for the Board.

Mr. Dautrich then reported that the manhole located at 5735 Santa Fe Springs Drive is in need of repair. He then presented a photograph of the manhole, a copy of which is attached to the Operations and Maintenance Report. After discussion, the Board authorized Benchmark to inspect the manhole and to work with TNG to determine how to proceed. The Board further authorized Benchmark and TNG to prepare a District Manhole Survey with recommendations prioritized for the Board to consider at the August Board meeting.

Mr. Dautrich next noted that there were no actions for the Board to consider at this time.

BOOKKEEPER'S REPORT

Ms. Tesalonika presented to and reviewed with the Board the Bookkeeper's Report dated July 14, 2025, a copy of which is attached hereto as **Exhibit F**, including the disbursements presented for payment. Ms. Tesalonika reported that holding check number 10159 payable to Aqua Texas and holding check number 10160 payable to West Harris County Regional Water Authority (the "WHCRWA") will be voided and requested the approval of replacement check number 10161 payable to WHCRWA and replacement check number 10162 payable to Aqua Texas. After discussion, it was moved by Director Myers, seconded by Director Ecklund, and unanimously carried, that the Bookkeeper's Report be approved and the checks presented therein, including replacement check number 10161 payable to WHCRWA and replacement check number 10162 payable to Aqua Texas, be authorized for payment.

Ms. Tesalonika then presented to and reviewed with the Board a District Snapshot Report prepared by EVO, a division of MAC, a copy of which report is attached to the Bookkeeper's Report.

Ms. Tesalonika next presented to and reviewed with the Board a draft operating budget for the District's fiscal year ending August 31, 2026, a copy of which is attached to the Bookkeeper's Report. She requested that the Board and the District's consultants review the proposed operating budget and submit any recommended revisions relative to same to the District's bookkeeper prior to the next Board meeting.

DETENTION AND DRAINAGE FACILITIES REPORTS

Mr. Miskimins presented to and reviewed with the Board a Detention and Drainage Facilities Report and a Repair Report for the Lakes of Eldridge North ("LOEN") Outfall Repair Project at Turkey Creek, each dated as of July 14, 2025, copies of the which are attached hereto as **Exhibit G**.

COMMUNICATIONS REPORT

Ms. Russell presented to and reviewed with the Board the Communications Report dated July 14, 2025, a copy of which is attached hereto as **Exhibit H**.

ENGINEER'S REPORT

Mr. Chovanec presented to and reviewed with the Board a written Engineering Report dated July 14, 2025, a copy of which is attached hereto as **Exhibit I** 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 \$3,021.09 for storm quality maintenance work completed and Pay Estimate No. 1 and Final in the amount of \$88,055.28 for the completion of the repair of the main storm outfall located on Calico Falls Lane in LOEN. Copies of the pay requests are attached

to the Engineer's Report. After discussion, Director Meyers moved to approve the two (2) pay requests as presented. Director Ecklund seconded said motion, which unanimously carried.

Mr. Dautrich and Mr. Miskimins exited the meeting during the discussion of the Engineer's Report.

ISSUANCE OF UTILITY COMMITMENTS

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

Mr. Chovanec exited the meeting at this time.

ATTORNEY'S REPORT

The Board considered the Attorney's Report. In connection therewith, Mr. Cranner presented to and reviewed with the Board an invitation from the Precinct 3 Commissioner's Office for a Town Hall Meeting with the Commissioner on July 29, 2025, at the George H.W. Bush Community Center located at 6827 Cypresswood Drive, Spring Texas. A copy of the invitation is attached hereto as **Exhibit J**.

Mr. Cranner next advised the Board that a Legislative Summary of the 89th Regular Session of the Texas Legislature, prepared by SPH, was previously emailed to the Board. He advised the Board to contact him should they have any questions concerning the matters discussed therein.

Mr. Chovanec re-entered the meeting during the discussion of the Attorney Report.

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 Ecklund, seconded by Director Werninger, and unanimously carried, the meeting was adjourned.




Secretary

LIST OF EXHIBITS

Exhibit A	Notice of CPI Increase
Exhibit B	Letter Agreement
Exhibit C	Tax Assessor-Collector Report
Exhibit D	Delinquent Tax Reports
Exhibit E	Operations and Maintenance Report
Exhibit F	Bookkeeper's Report
Exhibit G	Detention and Drainage Facilities Report
Exhibit H	Communications Meeting Report
Exhibit I	Engineer's Report