

**MINUTES OF REGULAR MEETING
OF
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 43
OF HARRIS COUNTY, TEXAS**

August 12, 2025

The Board of Directors of Harris County Municipal Utility District No. 43 of Harris County, Texas, met for a regular session open to the public on August 12, 2025, at 7:00 P.M., at 23719 Montague Drive, Spring, TX 77373. The roll was taken of the duly constituted officers and members of the Board, to wit:

Matt Fagerburg	President
Kathleen Harrison	Vice President / Investment Officer
Connie Magee	Secretary
Patti Yazell	Assistant Secretary
Bob Frost	Director

Also present were Todd Elston and Michael Baker with EHRA Engineering, Christina Melchor and N. Burghi of ROE Construction, Daniel Minchew with TNG Utility, and Justin Hicks of Hunton Andrews Kurth.

CALL TO ORDER

The meeting was brought to order at 7:00 P.M. by Director Fagerburg with all board members present to establish a quorum.

DISCUSS COLOR SELECTION FOR THE INTERIOR AND EXTERIOR OF THE WWTP OPERATOR BUILDING.

Discussions were had between all board members and contractors and the Board agreed on the following selections:

- Brick – KS Woodcreek
- Exterior Paint – Option 2 – Extra White trim and Macadamia
- Roof – Weather Wood Shingles
- Interior Walls – Lightly textured like and orange peel painted Lattice with White Trim and White Ceiling and Door Frames
- Tile – Carson Ash (faux wood appearance)
- Tile – Concrete Grey
- Carpet – London Fog
- Kitchen Cabinets – Dark Grey
- Countertop – Luna Pearl Granite
- Backsplash – Pure Snow
- Bathroom Dividers – Light Grey

ADJOURNED MEETING AT AND RECONVENED AT THE CLUBHOUSE LOCATED AT 23803 BIRNAMWOOD BLVD, SPRING, TX 77373.

Adjourned at Operator's Building at 7:40
Reconvene at Clubhouse at 7:50

Also, in attendance for this portion of the meeting were Sgt Crowley and Lt. Massey of Pct. 4 Constables.

HEAR COMMENTS FROM DISTRICT RESIDENTS.

None.

HEAR CONSTABLE'S SECURITY REPORT

Sgt Crowley reviewed the security report and advised Deputy Riera will be new to the district and Danny Garza is the new Chief for the District.

REVIEW REPORTS OF THE BOOKKEEPER, INCLUDING THE BUDGET, TAX ASSESSOR/COLLECTOR, AND DELINQUENT TAX ATTORNEY, AND AUTHORIZE ANY NECESSARY ACTION.

Director Yazell made a motion to approve payment of bills, with the bookkeeper's report to be reviewed and considered for approval at the August 21st Board meeting. Director Magee seconded the motion, which was approved unanimously.

DISCUSS RESPONSES TO THE DISTRICT'S REQUEST FOR PROPOSALS AND STATEMENT OF QUALIFICATIONS FOR A NEW FINANCIAL ADVISOR AND CONSIDER TAKING ANY ACTION THEREON.

Mr. Hicks advised that their office reached out to multiple firms and received three proposals. He then reviewed each candidate's qualifications, and the Board discussed each presentation. After lengthy discussions, Director Yazell made a motion that Mr. Hicks invite Masterson Advisors to the August 21st meeting to discuss potentially retaining them as the financial advisor for the District. Director Frost seconded the motion, which was approved unanimously.

OPERATOR'S REPORT

Mr. Minchew of TNG reviewed the operator's report for both water wells, and the wastewater treatment plant. The wastewater treatment plant is running at 53% of capacity with no excursions. Door hangers for delinquent bills will be placed August 15th with cut-offs scheduled for August 27, 2025.

Mr. Minchew advised that one of the cut list accounts where the meter was turned off was cut on by the tenant. He advised that Beacon does not notify them if a cut meter is being used. He will check with Beacon to see if there are any ways to be notified if a meter is being used when it shouldn't be.

In reviewing the TNG invoice, Director Magee asked if the costs for surveying of the lines should be a capital expense, the operator and engineer will discuss this with the bookkeeper.

Mr. Minchew spoke with the subcontractor for the operator's building. It was determined that, due to water pressure needs, the building has its own meter. TNG will tap the meter, and the subcontractor will handle all the plumbing.

The generator wiring replacement due to theft should be completed within the next couple of months. New locks will be installed and the fence repaired.

Director Magee asked about the repairs to the park sign. Mr. Minchew advised they no longer have a contract that can recreate the missing letters and are researching alternative options.

Director Magee made a motion to approve the delivery of a 1,000 gallon tank of fuel from Whitener Enterprises from July through October at \$1,000 per month, plus tank set up and pick up fees, and a 50% refund on the unused fuel cost for hurricane season preparedness. Director Yazell seconded the motion, which was approved unanimously.

Director Yazell made a motion to accept the operator's report. Director Harrison seconded the motion, which was approved unanimously.

REVIEW ENGINEER'S REPORT AND TAKE ANY NECESSARY ACTION CONCERNING ONGOING CONSTRUCTION WITHIN THE DISTRICT.

Mr. Baker of EHRA reviewed the August 2025 Engineer's Report. The operator's building construction is well underway, and the Board made selections for paint, flooring, and the kitchen today. Some questions were asked to include the type of front fencing. Mr. Baker provided a change order to add exterior security lighting to the contract as a cost of \$3,967.50.

NHCRWA Surface Water project is in the beginning stages for our area. They have reached out to EHRA regarding a connection to Water Plant No.1. They do not yet have enough information or directions to provide due to the early state of the project.

The Sanitary Sewer Infiltration videos have been completed and are under review. Some issues have been observed, but EHRA is awaiting the completion of a comprehensive report.

Director Yazell made a motion to accept the engineer's report and approve the exterior security lighting for the operator's building. Director Harrison seconded the motion, which was approved unanimously.

HEAR REPORT FROM TRESCHWIG JOINT POWERS BOARD ("TJPB") REPRESENTATIVE AND REVIEW THE MEETING MINUTES OF THE RECENT BOARD MEETING.

Director Fagerburg reviewed the minutes from the recent board meeting.

Clarifier #1 is still sinking, and they believe the baffle plate supports need to be replaced as the next step in hopefully bringing this project to a close.

All districts submitted their I & I plans and repairs are underway at varying levels.

The average flow at the plant during the month was 65% of capacity, and the plant experienced 2-hour peak flow excursions during a heavy rain event.

The board members continue to discuss their unhappiness with the Constable contracts and different options that are being discussed by the various HOAs and water districts.

NORTH HARRIS COUNTY REGIONAL WATER AUTHORITY (“NHCRWA”) REPRESENTATIVE REPORT

Director Magee reported on the NHCRWA meeting. A lengthy discussion took place regarding the financing agreement. Director Barker was not present at the meeting, so Director Ramsey proposed tabling the discussion. Ultimately, the agreement was approved.

A discussion regarding dormant well fees and permit costs that NHCRWA has been paying. A review of the permits indicates a large number of the dormant well fees are for wells that were never dug or left dormant. NHCRWA advisors suggest the authority notify the permit holders that they will be cancelling the permits unless they make arrangement to pay the cost. It is estimated that approximately 100 of the 250 would not be renewed through this process, thus saving the authority \$100,000 (\$1,000 per permit). Ramsey was against this process. Ultimately, it was approved with three board members voting for and Ramsey against.

A discussion on the authority bonds was tabled till next month.

The next meeting will be on September 8th.

HEAR REPORT FROM YELLOWSTONE REGARDING MAINTENANCE AND UPKEEP OF DRAINAGE FACILITIES AND AUTHORIZE ANY NECESSARY REPAIRS OR IMPROVEMENTS.

No report as no representative was in attendance. Director Magee updated the board on the appearance of the grass-covered trails, providing pictures for reference. It was decided that she would contact Yellowstone after the meeting and provide them with the pictures.

DISCUSS AND CONSIDER TAKING ACTION RELATED TO THE INSTALLATION OF “NO TRUCK PARKING” SIGNS, “NO OVERNIGHT PARKING OF COMMERCIAL VEHICLES” SIGNS, AND SIMILAR SIGNS IN THE DISTRICT.

No report.

DIRECTOR COMMENTS

Director Fagerburg advised that he will not be able to attend next month’s out-of-district meeting.

Director Magee requested the Board let her know if she needs to take a vacation day to make sure there is a quorum for the meeting.

Director Magee advised the Board to register for the AWBD conference and add the approval to the next agenda.

Director Harrison discussed National Night Out and having Shred-Tx come out.

With no other business to come before the Board, the meeting was adjourned at 9:36 p.m.

Secretary, Board of Directors

(SEAL)