

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 105

Minutes of Meeting of Board of Directors

January 22, 2024

The Board of Directors ("Board") of Harris County Municipal Utility District No. 105 ("District") met at 777 North Eldridge, Suite 500, Houston, TX 77079 and by videoconference in accordance with the duly posted notice of said meeting, with a quorum of Directors present, as follows:

Pamela Brandenburg, President
Charles LaConti, Vice President
Kathy Cones, Secretary
Ginger Furlong, Director
Carol Diller, Director

and the following absent:

None

Also present were John Howell, Brian Krueger; Greg Dubiel, Ryan Vogler, Lynnette Tujague, Kristen Scott, David Gallo and G. Taylor Goodall, Jr.

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

1. The Board opened the floor for public comment. Hearing none, the President continued with the agenda.

2. The Board reviewed the Consent Agenda. After review and discussion, the Board approved the Consent Agenda as presented.

3. There was no law enforcement update.

4. John Howell presented and reviewed a Financial Advisor's report. Mr. Howell reviewed the Financial Advisor's analysis for the Series 2024 Road Bond Issue.

5. Mr. Goodall reported that the District may exempt up to twenty percent (20%) of the market value of each residence homestead owned by an adult and taxable by the District for the year 2024. The Board discussed the adoption of the exemption. After discussion, upon motion duly made, seconded and unanimously carried, the Board adopted the attached Order providing for a homestead exemption in the amount of twenty percent (20%) of the market value of residence homesteads for the year 2024.

6. Mr. Goodall reported that the District may adopt a homestead exemption for persons 65 years of age or older or disabled. After discussion, upon motion duly made, seconded and unanimously carried, the Board adopted the attached Resolution providing a \$15,000 homestead exemption for residents of the District 65 years of age or older or disabled.

7. Brian Krueger presented the annual audit of the District's books and records for the fiscal year ended September 30, 2023. After a review and discussion, upon motion duly made, seconded and unanimously carried, the Board approved the audit and authorized its distribution to the appropriate entities.

8. The Board then considered the annual review of the District's Investment Policy. After a review and discussion, upon motion duly made, seconded and unanimously carried, the Board approved the attached Resolution Affirming Review of Investment Policy, Strategies and Objectives.

9. Mr. Goodall discussed the District's continuing disclosure obligation. Pursuant to the covenants in the Bond Orders previously approved by the District, the District is required to annually update certain information that would be material to a bondholder, including the District's current financial statements. Upon unanimous vote, the Board authorized the attorney to compile and submit the continuing disclosure information as required by federal securities regulations.

10. The Board considered an Order Calling Directors Election, copy attached. Upon motion duly made and seconded, the Board unanimously approved the Order as presented.

11. The Board tabled consideration of the contract with Offcinco.

12. The Board tabled consideration of the Landscape Architect's contract.

13. The Board considered the bookkeeper's report presented by Lynnette Tujague. The District's operating fund balance is \$12,002,796.36. The District's STP operating fund balance is of \$30,071.64. The District's capital projects fund balance is \$6,905,417.00. Subject to further discussion, upon motion duly made and seconded, the Board unanimously approved the bookkeeper's report as presented and authorized the disbursements of the funds contained therein.

14. The Board reviewed an operator's report. The District serviced 4,603 connections and accounted for 93% of water produced. After further discussion, upon motion duly made and seconded, the Board unanimously approved the report as presented.

15. The Board considered the engineer's report presented by Jeff Vogler. Mr. Vogler reported on design projects and construction projects within the District. The District expects to receive surface water at Water Plants 2 and 3 after 2025 according to the current West Harris County Regional Water Authority proposed 2025 Improvement Plan. Plans have been sent to the West Harris County Regional Water Authority for potential utility conflicts for contracts 62 and 62A which will bring surface water to Plants 2 & 3. The engineers are awaiting the final permit for the wastewater treatment facility. The TCEQ has notified the engineers that a chloride source identification and reduction study will be required and will need to be submitted within 180 days of the permit issuance. The engineers have received the test results and found that the industrial parks in both Northwest Harris County Municipal Utility District No. 12 and the District need further evaluation. Design of new natural gas generator for water plant no. 2 is underway. The ground storage tank submittal has been approved and the contractor has ordered the tank. There are no pay applications this month. Centerpoint is preparing the metes and bounds to re-route

overhead power around the perimeter of the Wastewater Treatment Facility 3.0 MGD Expansion site. It is anticipated the engineers will have the metes and bounds in the next 5-6 weeks. Based on Centerpoint's current timeline the engineers anticipate the overhead power to be relocated by the end of May. The contractor has been sending in submittals to get equipment ordered. To date the engineers have received 41 submittals. There are no pay applications this month. KB Homes will be modifying the existing pump station at Bear Creek Baptist Church to be a typical submersible pump lift station. After the work has been completed and the engineers have an inspection, a maintenance agreement can be put in place. The Engineer for Harris County Municipal Utility District No. 559 has stated that they are hoping to have a start up on their water plant soon. The construction of their water plant is complete, they are waiting on Centerpoint to set the meter to do a plant start up. Upon completion, the interconnect on Cypress West Blvd will be closed and converted to an emergency interconnect.

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


Secretary