HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 105

Minutes of Meeting of Board of Directors

July 21, 2025

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:

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

and the following absent:

None

Also present were G. Taylor, Goodall, Jr., Perry Miller, David Toone, Clayton Theut, Wendy Austin, Stephanie Viator, Ryan Vogler, Greg Dubiel, Lynnette Tujague, Kristen Scott, and Mr. James D. Bonham and Ms. Jennifer B. Seipel, attorneys for the District.

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 all items which appear on the Consent Agenda as presented.

3. Director Brandenburg questioned the operator regarding the items included in the billing and collections line item on the operator's invoice and inquired regarding the 120-day account receivables. Mr. Brandenburg also asked the bookkeeper about the operating fund balance and coverage and it appeared that the coverage is approximately 2 years.

4. President LaConti then inquired of the bookkeeper regarding the security line item which appears to be $100,000.00 over budget.

5. The Board then considered a Law Enforcement Contract with the Harris County Sheriff's Office and upon unanimous vote, the contract was approved by the Board.

6. The Board then considered correspondence from the District's attorney advising that a series of delinquent tax accounts are considered to be uncollectable and advised the statute of limitations has run on the accounts. The Board discussed the matter and agreed that the accounts should be written off and were moved to an uncollectable roll.

7. The Board then recognized Mr. Ryan Vogler who reported on the status of design of the surface water conversion and chlorine source and identification reduction study. The Board approved Pay Application No. 17 on the wastewater treatment plant construction project and the engineer reported on the status of installation of the generator at water plant no. 2. The engineer then reported on the status of the Bustamante tract development and the proposed service to the KSI plaza. After review of the other matters in the engineer's report, upon unanimous vote, the engineer's report was approved by the Board.

8. The Board then discussed the EVO report and agreed to discuss the report further at a future Board meeting.

9. Mr. James Bonham and Ms. Jennifer Seipel, attorneys with Smith, Murdaugh, Little & Bonham, L.L.P., then addressed the Board and expressed that the District is an important client of the firm and that the firm would like to continue representing the District as it has since creation.

10. The Board then recognized Mr. G. Taylor Goodall, Jr. of G. Taylor Goodall, PLLC who requested the Board consider engaging his firm to represent the District as general counsel and bond counsel.

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

Kathy Cones

Secretary

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 105
NOTICE OF PUBLIC MEETING

Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting **by videoconference using Microsoft Teams** and at **777 North Eldridge, Suite 500, Houston, TX 77079**. The public is invited to attend at that location, where a quorum of the Board of Directors will be present. A member of the Board of Directors present at that location will preside over the meeting.

The meeting will be held at **6:00 p.m. on Monday, July 21, 2025.**

Members of the public may access the meeting by following the instructions listed at the bottom of this notice.

The subject of the meeting is to consider and act on the following:

PUBLIC COMMENTS (This provides an opportunity for citizens to comment on non-agenda items in advance of regular business of the Board. Comments shall be limited to three (3) minutes per person. By state law, comments by the Board members on any item not on the agenda shall be limited to: a) statements of specific factual information given in response to any inquiry; b) a recitation of existing policy in response to an inquiry; or c) a proposal to place the subject on the agenda for a future meeting. Section 551.042 of the Government Code limits the types of public comments that may be made and prohibits the Board from taking any action on the item except to place them on a future agenda.)

CONSENT AGENDA: The following items are considered routine by the Board and will be enacted by one motion if appropriate. No separate discussion will occur on these items unless a Board member or member of the public so requests, in which event, the item will be considered on the Regular Agenda.

1. Minutes of June 16, 2025
2. Tax Assessor/Collector's Report and Payment of Invoices
3. Bookkeeper's Report and Payment of Invoices; checks and invoices; investment of District funds; Budget Matters
4. Operator's Report; operation, maintenance, and repair of District facilities; authorize termination of service to delinquent accounts
5. Detention Pond Maintenance Report; to the extent necessary

REGULAR AGENDA: Consideration of and action on the following items, plus any items removed from the Consent Agenda.

1. Landscape Architect report
2. Law enforcement contract
3. EVO Report
4. Request to write-off of uncollectible tax accounts
5. Engineer's Report; authorize engineering, as necessary; review status and recommendations of District engineers; take action, as necessary

6. Developer Reports; requests for utility commitments, assignment of financing agreements; financing agreements; take action, as necessary; Waiver of Special Appraisal; financial feasibility of development and annexation; take action, as necessary; developer reimbursement; Agreed Upon Procedures Report; Reimbursement Requests
7. Matters involving the West Harris County Regional Water Authority
8. Executive Session (closed) pursuant to Texas Government Codes §551.071 to consult with the District's attorneys about pending or contemplated litigation, §551.072 to deliberate the purchase, exchange, lease or value of real property, §551.074 to deliberate the duties of a public officer or employee, and §551.076 to deliberate on deployment or specific occasions for implementation, of security personnel or device
9. Bookkeeper's Contract
10. Attorney's Contract
11. Pending Items

James D. Bonham
Attorney for the District

Instructions for Accessing Meeting Held Via Videoconference:

The District has implemented procedures to allow members of the public to participate and address the Board of Directors during meetings held via videoconference. To participate in the meeting:

1. The videoconference link is: https://tinyurl.com/HC105June2025
2. All participants have the option of joining the meeting by videoconference using a computer or other internet capable device. If you are trying to join the videoconference via mobile device or tablet, you may need to download the Microsoft Teams mobile application. All public participants will automatically be muted. During the Public Comment portion of the meeting, participants may unmute their line to make a comment.
3. The agenda and Board packet is available at the following web site: https://districtdirectory.org/harris-county/harris-county-municipal-utility-district-no-105/#meetings
4. Audio and video of the meeting will be recorded.