

HARRIS COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 116
MINUTES OF BOARD OF DIRECTORS MEETING

July 8, 2019

The Board of Directors (the "Board") of Harris County Water Control and Improvement District No. 116 (the "District") met in special session, open to the public, on Monday, July 8, 2019, at 2:15 p.m., at 5300 Coral Gables, Houston, Texas 77069, located within the boundaries of the District, pursuant to the notice of said meeting, posted in accordance with Chapter 551, Texas Government Code; whereupon, the roll was called of the members of the Board, to-wit:

Les Griffith	President
Bob Warner	Vice President
Frank Sklenka	Secretary
Jeff Handojo	Asst. Secretary/Treasurer
Cheston Cooper	Asst. Treasurer

All members of the Board were present, except Director Handojo, thus constituting a quorum. Others in attendance were: Ms. Vivian Ewing, resident of the District; Mr. Karl Skarboszewski of Texas Operations & Professional Services ("TOPS" or the "Operator"), operator for the District; Ms. Jamie O'Boyle, Administrative Assistant for the District and Huntwick Recreational Facilities (the "HRF") Event Coordinator; Mr. Steve Haskins of Protocol Bookkeeping, Inc. (the "Bookkeeper"), bookkeeper for the District; Ms. Pam Madrigal, P.E., of AEI Engineering, Inc. ("AEI" or the "Engineer"), engineer for the District; Ms. Pat Hall of Equi-Tax, Inc. (the "Tax Assessor"), tax assessor/collector for the District; Mr. Bill Blich of Blich Associates, Inc., financial advisor for the District; Ms. Kim Courte of Arthur J. Gallagher & Co. ("Gallagher & Co."); Mr. Dale Hilpert, HRF Operations and Maintenance Coordinator; and Ms. Regina D. Adams and Ms. Monica A. Garza, attorneys, and Ms. Carla Christensen, paralegal, of Radcliffe Bobbitt Adams Polley PLLC ("RBAP"), attorney for the District.

The President, after finding that notice of the meeting was posted as required by law and determining that a quorum of the Board was present, called the meeting to order and declared it open for such business as may regularly come before it.

PUBLIC COMMENTS

There were no public comments at this time.

HRF REPORT

Ms. O'Boyle presented to and reviewed with the Board the HRF Operations Report and Maintenance Report, copies of which are attached hereto.

Ms. O'Boyle next presented to and reviewed with the Board correspondence dated June 17, 2019 from a resident behind Donut Lake (5702 Willow Walk Street), a copy of which is attached hereto. Ms. O'Boyle stated that the resident is requesting that the District trim the pine trees on the Donut Lake property that hang over her backyard due to large pine straw and branches falling in her backyard during storms. An extensive discussion ensued. It was the consensus of the Board to have an arborist inspect the pine trees to determine if they are healthy.

Ms. O'Boyle next reviewed with the Board the June 2019 and July 2019 HRF Clubhouse and Donut Lake Maintenance Report, a copy of which is attached hereto.

A discussion ensued regarding necessary maintenance of the District's property adjacent to the District's Water Plant (the "WP"). Ms. O'Boyle agreed to obtain a proposal from Lawn Management Company, Inc. ("LMC") for mowing such property every other month.

Regarding the status of the Girl Scout Gold Award Project (the "Project") at the HRF dog park, Ms. Garza reported that her office previously received the executed Waiver of Liability from Ms. Marielle Spin, Miss Emelia Buckalew's mother, and subsequently issued a formal letter on behalf of the District to Miss Buckalew informing her that she can proceed with the Project, subject to the District's approval of the Project. Director Warner then reported that Miss Buckalew had submitted and received approval of the Project plans from the Girl Scouts. Director Warner added that the deadline to complete the Project provided by the Girl Scouts to Miss Buckalew is September.

Ms. O'Boyle then reminded the Board that she had previously presented to and reviewed with the Board proposals from LMC to install bend-a-board landscape border (\$842.32) and mulch (\$1,079.99) in the flower bed adjacent to the HRF clubhouse outdoor seating area. Ms. O'Boyle stated that, after the June Board meeting, she requested a revised proposal from LMC for the installation of a rock landscaping border, but is awaiting receipt of same. Ms. O'Boyle agreed to provide the revised proposal to the HRF committee (Directors Handojo and Sklenka) for approval.

Ms. O'Boyle reviewed correspondence received from a resident regarding her appreciation for the conduct of the HRF pool lifeguards during the 4th of July event, a copy of which is attached hereto.

Ms. O'Boyle then reported that six (6) families, to-date, have signed up to participate in the early morning adult swim.

Mr. Haskins entered the meeting at this time.

Ms. O'Boyle then presented to the Board the Summary Report on HRF Patron activities: 1) 108 Full in-District families; 2) ten (10) Full in-District with extended families; 3) 55 House in-District families; 4) 25 Full out-of-District families; 5) one (1) Full out-of-District with extended family; and 6) three (3) House out-of-District families. Ms. O'Boyle reported that 31 HRF Patrons pay via the monthly payment plan.

Ms. O'Boyle went on to report on upcoming events at the HRF.

Upon motion by Director Warner, seconded by Director Cooper, after full discussion and the question being put to the Board, the Board voted unanimously to approve the HRF Report.

In response to a question, Ms. O'Boyle reminded the Board that LMC is offering its customers smart controllers for their irrigation systems. Ms. O'Boyle stated that the smart controllers would be free, but LMC charges \$130 for the installation of each smart controller and requires a monthly subscription service of \$55 per month (or \$660 annually). Ms. O'Boyle noted that the District would need at least two (2) smart controllers – one (1) for the HRF clubhouse and one (1) for Donut Lake. Director Griffith stated that he will coordinate with Director Handojo

regarding the status of obtaining the additional proposal for smart irrigation controllers from a District resident.

Ms. Madrigal entered the meeting at this time.

Director Griffith then reported that the new "private pool" sign is not accurate and should be removed, at the recommendation of RBAP. A discussion then ensued regarding the verbiage for a new pool sign. It was the consensus of the Board for Ms. O'Boyle to remove the current sign immediately and coordinate with RBAP regarding language for a new sign made and installed prior to the 2020 pool season.

Regarding the continued ponding near the storage building located behind the HRF pool, Ms. O'Boyle reported that LMC previously inspected the irrigation system and found no irrigation lines along the fence line or near the storage building. Regarding the continued ponding between Coral Gables Dr. and the playground near the HRF clubhouse, Mr. Hilpert then stated that he and Ms. Madrigal walked the fence line from Coral Gables Dr. to behind the HRF pool and identified one (1) residence that diverted drainage from their property onto the District's property through a drain pipe. Ms. Madrigal noted that natural drainage is also occurring from the back of the adjacent properties towards the playground. Mr. Hilpert noted that he is still not convinced that the ponding is not due to overwatering by the District's irrigation system. An extensive discussion ensued. Ms. Madrigal agreed to further inspect and evaluate the two ponding areas (near the storage building behind the HRF pool and near the playground) as well as speak to the owner of the residence where the drain is isolated.

Ms. Hall entered the meeting at this time.

Upon motion by Director Griffith, seconded by Director Sklenka, after full discussion and the question being put to the Board, the Board voted unanimously to authorize notice to the resident requesting removal of the drain pipe, if warranted, subsequent to Ms. Madrigal's initial communication with such resident.

ADOPT ORDER DECLARING SURPLUS PROPERTY AND DECLARING SAME VALUELESS (THE "ORDER")

In response to a question regarding the status of the disposal of pool chairs damaged beyond repair, Ms. O'Boyle stated that none have been disposed of yet. A discussion ensued. It was the consensus of the Board to discuss disposal of same after the end of the current pool season.

Regarding the possibility of converting tennis court nos. 1 and 2 to a pavilion, Director Griffith stated that he is currently obtaining information regarding the construction of a District pavilion.

The meeting was adjourned at 2:58 p.m. for the District's regular meeting and was reconvened at 4:45 p.m.

Prior to the reconvening of the special meeting, Mr. Haskins and Ms. Hall exited the meeting and Ms. Adams and Mr. Blich entered the meeting.

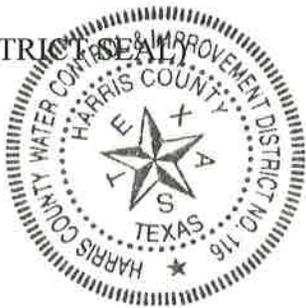
REVIEW HRF RATE STUDY, DISCUSS HRF PATRON FEES AND TAKE NECESSARY ACTION REGARDING SAME

Mr. Blich next reviewed with the Board a tax rate analysis (the "Analysis") in connection with the District's HRF Patron rates, a copy of which is attached hereto. As extensive discussion ensued regarding potential changes to the District's current HRF Patron fees and operations and maintenance tax rate.

No further action was taken, and the meeting was adjourned at 5:02 p.m.

PASSED, APPROVED and ADOPTED this 12th day of August, 2019.

(DISTRICT SEAL)




Secretary, Board of Directors