

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

September 9, 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, September 9, 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, thus constituting a quorum. Others in attendance were: Mr. Robert Gronwaldt, District resident and member of the Board of Directors of the Huntwick Civic Association (the "HCA"); 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., and Mr. Eric Sanchez, 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. 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

The President first recognized Mr. Gronwaldt who presented to and reviewed with the Board a request from the HCA to use the Donut Lake athletic field and sports courts for HCA's Fall Festival, from 12:00 p.m. to 4:00 p.m. on October 26th, a copy of which is attached hereto.

Director Sklenka entered the meeting at this time.

An extensive discussion ensued regarding the logistics of the Fall Festival. Upon motion by Director Warner, seconded by Director Handojo, after full discussion and the question being put to the Board, the Board voted unanimously to authorize HCA's use of the Donut Lake athletic field on October 26th for the Fall Festival.

There were no additional public comments at this time.

Mr. Gronwaldt thanked the Board and exited the meeting 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 reviewed with the Board the July 2019 and August 2019 HRF Clubhouse and Donut Lake Maintenance Report, a copy of which is attached hereto.

Ms. O'Boyle recommended that the HRF clubhouse thermostats (4) be replaced with Nest thermostats in an effort to better control the temperature in the evenings and prevent humidity-related issues in the Clubhouse. A discussion ensued. Ms. O'Boyle agreed to coordinate with Mr. Hilpert to purchase Nest thermostats for installation at the HRF clubhouse.

Ms. O'Boyle then reported that AED Green Lighting inspected all lighting at the Donut Lake tennis courts and replaced two (2) broken ballasts.

Regarding the necessary seeding at the District's 1.8-acre tract of land adjacent to the Water Plant, Ms. O'Boyle stated that she will coordinate with Director Griffith and Lawn Management Company, Inc. regarding the purchase of the necessary seed.

Ms. O'Boyle reported that the HRF pool electrical inspection will be scheduled and the items noted in the previous inspection will be addressed prior to the 2020 pool season. Mr. Hilpert stated that he would coordinate such inspection.

Ms. O'Boyle then presented to and reviewed with the Board correspondence from Mr. Raoul Garcia of the Harris County Public Health Department ("HC Public Health") regarding the status of a permit for the HRF pool, a copy of which is attached hereto. Ms. O'Boyle next presented to and reviewed with the Board correspondence from Mr. Peter Clark of Aquatic Management of Houston, Inc. ("Aquatic Management"), the District's pool manager, regarding his recent inspection of the HRF pool and items to be addressed prior to obtaining a pool permit from HC Public Health, a copy of which is attached hereto. An extensive discussion ensued. Ms. O'Boyle agreed to coordinate with Mr. Garcia regarding the necessary pool inspection and Mr. Hilpert agreed to be present during such inspection.

An extensive discussion ensued regarding the District's renewal of the Pool Management Contract between the District and Aquatic Management. Director Warner requested clarification of the rules for swimmers during rain events. Ms. Garza stated that per the current Contract, Aquatic Management is required to obtain the District's permission to close early on rainy days. Director Warner also reported a recent incident in which no lifeguards were present at the pool (after possibly closing early due to rain/lightning) and had not locked the pool gate's deadbolt. In response to a question, Ms. Garza noted that the District's current Pool Management Contract with Aquatic Management ended on September 2nd and the District is required to notify Aquatic Management by September 30th if the District does not intend to automatically renew such contract. A discussion ensued. It was the consensus of the Board to provide notice to Aquatic Management that the District does not desire to automatically renew the Pool Management Contract until after the Board has met with Mr. Clark at the October 14th special Board meeting to discuss various pool matters and concerns. Ms. Garza stated that her office will prepare such notice to Aquatic Management and invite Mr. Clark to such meeting.

Ms. Madrigal and Messrs. Sanchez and Haskins entered the meeting at this time.

Ms. O'Boyle then presented to the Board the Summary Report on HRF Patron activities: 1) 106 Full in-District families; 2) 10 Full in-District with extended families; 3) 58 House in-District families; 4) 23 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. Hall and Ms. Adams entered the meeting at this time.

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

In response to a question, Ms. O'Boyle stated that she is still in the process of obtaining a proposal for smart irrigation controllers from AquaSense Irrigation Services and Director Handojo stated that he is coordinating with a District resident to obtain an additional proposal for smart irrigation controllers.

Ms. O'Boyle then stated that she received a request from the Huntwick Women's Club ("HWC") to hold a Chico's Fashion Show at the HRF clubhouse in October with clothing items available for purchase afterwards. Ms. O'Boyle reported that current HRF Rules and Regulations ("HRF Rules") do not allow the use of the HRF for the for-profit sale of goods or services at any time. A discussion ensued regarding whether to waive the restrictions for the HWC fashion show. It was the consensus of the Board to adhere to the HRF Rules and not allow the for-profit sale of goods or services at the HRF by the HWC.

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

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.

No further action was taken, and the meeting was adjourned at 3:07 p.m.

PASSED, APPROVED and ADOPTED this 14th day of October, 2019.



Secretary, Board of Directors