

TIMBER LANE UTILITY DISTRICT
Minutes of Meeting of Board of Directors
February 10, 2022

The Board of Directors (“Board”) of Timber Lane Utility District (“District”) met at 1904 Naplechase Crest Drive, Spring, Harris County, Texas in the District, on February 10, 2022 in accordance with the duly posted notice of the meeting, with a quorum of Directors present, as follows:

Daniel M. Meacham, President
Robert B. Schenck, Vice President
James F. Messer, Secretary
A.F. “Bud” Gessel, Assistant Secretary
Eric Langstaff, Director

and the following was absent:

None.

Also present were Jeff Vogler, Mark Cervantes, Monica Pena, Bill Russell, Greg Lentz, Mike Potter, Michelle Giacona, J.Q. Baker, Kayla Ray, Jose Perez, Jay Anderson, Sergeant Brian Norton, Lt. Juan Flores, Sergeant Juvencio Ramos, Perry Miller, Jennifer B. Seipel, and Lori G. Aylett.

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

1. The meeting commenced with a recital of the Pledge of Allegiance.
2. There were no public comments.
3. The Board considered the minutes of the meeting held on January 13, 2022. Upon motion duly made and seconded, the Board unanimously approved the minutes of the meeting as presented.
4. Harris County Precinct No. 4 Sergeant Juvencio Ramos presented a law enforcement report, copy attached. He presented the following crime statistics: two burglaries of a habitation, three vehicle thefts, five assaults, 28 calls for family disturbances, 65 alarms, two reported runaways, eight burglaries of a motor vehicle, 14 other thefts, zero sexual assaults, two juvenile disturbances, 73 suspicious vehicles, one phone harassment, four thefts of a habitation, four robberies, eleven criminal mischief calls, four other disturbances, 27 suspicious persons, and 1,785 other calls. Upon unanimous vote, the Board approved the law enforcement report as presented.
5. Monica Pena presented a tax assessor/collector’s report, copy attached. The District’s 2021 taxes are 87.45% collected as of January 31, 2022. There were 26 checks

and two wire transfers presented for approval. Upon unanimous vote, the Board approved the tax assessor/collector's report as presented.

6. There was presented the attached Resolution Authorizing Challenge to the Appraisal Roll. Ms. Aylett noted that the preliminary tax roll is released in May, and the tax assessor has a limited amount of time to review the roll and challenge any errors or omissions that are found. The tax assessor should be authorized to make such challenges on the District's behalf. Upon unanimous vote, the Board approved the resolution as presented.

7. Greg Lentz presented the financial advisor's report. He noted that the District has a potential refunding opportunity. Mr. Lentz described the potential refunding and noted that, with the Board's permission, he will prepare the necessary documentation for further consideration at next month's meeting. He requested that the Board select an underwriter and, after some discussion, the Boards elected R.W. Baird, who recently purchased District bonds. Mr. Lentz thanked the Board for their time.

8. Jeff Vogler and Mark Cervantes presented the engineer's report, copy attached. With regard to the sanitary sewer rehabilitation project at Aldine Westfield and Ciderwood, Mr. Vogler reported that he is soliciting bids for the repairs noted in the TV work provided by Source Point.

As for the wastewater treatment facility expansion project, the engineer noted that the Board must make a decision as to whether it should continue use of its current ultraviolet disinfection system or modify the system to use chlorination and dechlorination methodology. Mr. Vogler presented the results of an informal poll he took of various operators throughout the Houston area with regard to their experiences operating ultraviolet disinfection systems. He noted that the results were mixed. The Board discussed at length the costs the District has incurred to keep its ultraviolet system operational, with Director Langstaff noting that such costs are likely to continue to be incurred. After that discussion, upon motion made and seconded, with Director Gessel voting in the negative, the Board voted to modify its wastewater treatment facility during the next expansion to use the chlorination/dichlorination methodology. The engineer will begin designing the plant expansion immediately.

With regard to the site for Water Plant No. 5, Mr. Vogler stated that a public hearing on the plat was rescheduled for February 17, 2022.

The engineer requested authorization to prepare design for the CMP replacement and outfall channel de-silting at the Cypress Terrace Pond.

The engineer also discussed with the Board a variety of other pending matters, including damage caused by D.R. Horton to District facilities as a result of construction. The operator will keep a list of such repairs, and the District will make certain that back charges are paid before the next bond issue reimbursement to D.R. Horton is authorized.

After discussion, upon unanimous vote, the Board approved the engineer's report, including all requests for authorization, as presented.

9. Having discussed the wastewater treatment plant expansion options during the engineer's report, the Board moved on to the bookkeeper's report.

10. Bill Russell presented a bookkeeper's report, copy attached. Upon unanimous vote, the Board approved the bookkeeper's report as presented and authorized payment of the checks listed thereon.

11. Under the developer's report, Jose Perez inquired about service to a tract of land that he owns along Whitaker Way. The Board discussed the history of the tract and why it is not included within the boundaries of the District. The Board told Mr. Perez that it does not typically provide out-of-District service but that it was open to annexation. The engineer suggested that he put together a cost estimate for Mr. Perez showing how much it would cost him to be annexed into the District. Mr. Perez agreed and thanked the Board for their time.

12. Mike Potter presented an operator's report, copy attached. The District served 7,455 connections and had water accountability of 92.29%.

Mr. Potter reported that twenty-five bacteriological samples were taken, and all were acceptable. He noted that the District's wastewater treatment plant did not experience elevated levels of E. Coli during the month of December. The operator noted that the January report will reflect one E. Coli violation.

Mr. Potter reported on routine maintenance for the previous month.

There were no requests for payment plans.

Upon unanimous vote, the Board approved the operator's report as presented.

13. The operator presented an amendment to its existing operator's contract with the District. The Board discussed the operator's proposed changes in rates and staffing for the maintenance and operation of District facilities. Director Gessel asked several questions related to the condition of the clarifiers at the District's wastewater treatment facilities. Subject to that discussion, the Board tabled action on the operator's contract.

14. As for the proposed agreed enforcement order with the Texas Commission on Environmental Quality, Ms. Aylett stated that she is continuing to work with the agency to resolve the matter. She has submitted a request for a Compliance Supplement Environmental Project to the Commission. If approved, the District would be able to use the money spent on the ultraviolet system to offset the penalties assessed by the Commission. The application is currently under review.

15. Jay Anderson presented proposals for electricity to serve the District's facilities. After a lengthy discussion of the electricity industry and his personal experience in it, the Board unanimously approved the proposal he presented for a 36-month contract at the lowest rate he can procure.

16. Perry Miller presented a report on behalf of Champions Hydro-Lawn, noting that most of the District's drainage and detention facilities are in good shape. He also presented a proposal for a few small repairs, which the Board unanimously approved.

17. There were no hearings on violations of District rules.

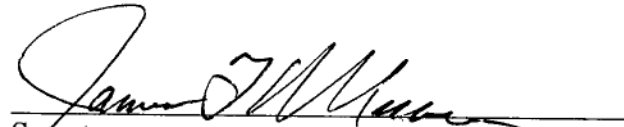
18. Director Gessel presented a report on the District's parks and recreational facilities, copy attached. Director Gessel inquired as to whether the Board would be amenable to renting the Timber Lane Community Center for a memorial service. With Directors Gessel and Messer being the only two in favor of allowing the service, the Board elected not to rent the community center for such activity. Subject to that discussion, the Board approved the parks report as presented.

19. There were no rewards for citizen information.

20. Lori Aylett then discussed with the Board the requirements of Senate Bill 625. The law requires districts to annually provide certain records and information concerning the District's finances and tax rates to the Texas Comptroller of Public Accounts. The comptroller has created a special information database on their website, where the information will be assembled, updated, and made available to the public free of charge. The required information is already publicly available in other places, but the law requires submission of the information to the comptroller. The information includes the name of the District, the names of the Board members, any employees, addresses, websites if applicable, names of certain consultants, the total amount of bonds authorized by District voters, the aggregate principal amount of bonds issued, the tax rate, and audited financial information. Upon unanimous vote, the Board authorized the attorney to prepare and file the required report by the April 1, 2022 deadline.

21. At 8:32 p.m., the Board entered into executive session pursuant to Sections 551.071 and 551.074 of the Texas Government Code. At 8:55 p.m., the Board exited executive session and took no further action.

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


Secretary