

**TIMBER LANE UTILITY DISTRICT**  
Minutes of Special Meeting of Board of Directors  
July 26, 2023

The Board of Directors (“Board”) of Timber Lane Utility District (“District”) met at 1904 NapleCHASE Crest Drive, Spring, Harris County, Texas, on July 26, 2023 in accordance with the duly posted notice of the meeting, with a quorum of Directors present, as follows:

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

and the following was absent:

Daniel M. Meacham, President.

Also present were Jeff Vogler, Mark Cervantes, Josh Maas, Rae Delk, Perry Miller, Sergeant Lindley, Deputy Walker, and Lori G. Aylett.

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

1. There was no public comment.
2. The Board discussed the prudence of developing a Capital Improvements Plan for the District’s water, sewer and drainage systems. The engineer noted that the District had not previously formulated a long-term improvements plan because the District had handled the improvements and repairs as they arose. However, given the age of the District’s infrastructure and its status of development, such a plan would be prudent. The engineer noted that he would need assistance from the District’s operator in evaluating all District facilities and equipment, discussing the life expectancy of equipment, and planning for improvements and replacements. The engineer suggested that the District begin by formulating a 10-year Capital Improvements Plan. After full discussion, upon unanimous vote, the Board authorized the engineer and operator to begin preparation of a 10-year Capital Improvements Plan.
3. Discussion next turned to formulation of a Capital Improvements Plan for District parks and recreational facilities. Director Gessel noted that the District had formulated a Capital Improvements Plan for the parks in 2014, and the plan was updated in 2019. He noted that the plans should be updated again next year, and the District should begin working on a “wish list” for further capital improvements in the parks. Upon unanimous vote, the Board authorized Director Gessel and the District engineer to begin updating the parks Capital Improvement Plan.
4. The Board discussed the need for a generator at the community center. With the recent storm and power outage, it came to the Board’s attention that the community center should be provided with auxiliary power generation, since the center provides workspace for the constables. In addition, the community center is large enough to provide a cooling center

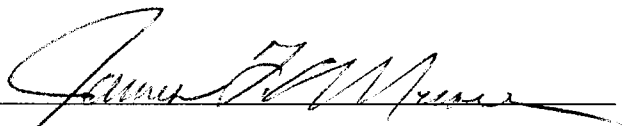
or a warming center. Jeff Vogler noted that his preliminary determination is that the District would need at least 125 kw natural gas generator to power the building. He needs to further review the electric bills for the building to compare actual usage to the load design. The Board authorized the engineer to begin such studies and design the generator.

5. The Board held a workshop to discuss the District's parks rules. The Board noted that the District's rules should allow for a larger reward to encourage people to report violations. The Board authorized an award of up to \$10,000 for any arrest associated with the dumping incident in the District's Werrington detention pond. The Board discussed desired amendments to the park rules to deal with the evolving issues, such as electric bikes, priorities for trail sharing, speed limits and leashed animals. Discussion of the proposed revisions was detailed, and at the conclusion of the discussion, the attorney was authorized to draft proposed amendments to the rules for the Board's consideration at the next meeting.

6. The Board discussed a tour of District facilities. The Board noted it had been some time since they had taken an extensive tour of all facilities, and such a tour will be scheduled on a Saturday morning when the weather cools.

7. Under pending business, the attorney noted that there will be a brief presentation from HomeServe at the next regular meeting. The engineer noted that he was continuing to design the wastewater treatment plant expansion but has encountered several hurdles with regard to the District's ultraviolet disinfection system. For the system to function most effectively, pretreatment filtration is required, but the District's site cannot accommodate pretreatment filters. The engineer is continuing to investigate all options.

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



Secretary