

**TIMBER LANE UTILITY DISTRICT**  
Minutes of Meeting of Board of Directors  
May 8, 2025

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 May 8, 2025 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 Kayla Ray, Rae Delk, Monica Pena, Mark Cervantes, Jeff Vogler, Robert Garcia, Captain Juan Flores, Sergeant Juvencio Ramos, Captain Vicente Medina, Sergeant Lindley, Sergeant Brian Norton, Paulette Scott, Eric O'Brien, Kurt Trauth, J.D. Williams, Magdy Kozman, 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. Director Langstaff led the recital of the Pledge of Allegiance.
2. The Board opened the floor for public comment. None was received.
3. The Board then considered the minutes of the meetings held on April 10, 2025. Upon motion duly made and seconded, the Board unanimously approved the minutes of the meeting as presented.
4. Sergeant Juvencio Ramos presented a law enforcement report, copy attached. The following crime statistics were reported: one burglary of a habitation, four vehicle thefts, eight assaults, 23 calls for family disturbances, 31 alarms, five reported runaways, nine burglaries of a motor vehicle, 18 other thefts, one sexual assault, five juvenile disturbances, 46 suspicious vehicles, one phone harassment, zero thefts of a habitation, three robberies, ten criminal mischief calls, 84 other disturbances, 45 suspicious persons, and 970 other calls. Upon unanimous vote, the Board approved the law enforcement report as presented.
5. Monica Pena presented a tax assessor-collector's report, a copy of which is attached. The District's 2024 taxes are 96.58% collected as of the date of the report. Two wire transfers and 27 checks were presented for the Board's review and approval. Upon unanimous vote, the Board approved the tax assessor-collector's report as presented.

6. The Board considered an engineer's report, copy attached. Mark Cervantes reported on the status of several District engineering matters. With regard to the District's wastewater discharge permit, the engineer confirmed that the District is awaiting comments on the District's application from TCEQ. As for the Schultz Gulley pedestrian bridge, the engineer reported that the revised plans have been submitted to Harris County Flood Control District and Harris County for approval. Mr. Cervantes stated that his office is preparing the bid documents for cleaning and televising of sanitary sewer lines in Sections 1, 2, 6, and 8 in Timber Lane. Mr. Cervantes also requested authorization to evaluate the rehabilitation options for lift station nos. 1, 2, 3, 5, and 6.

Mr. Cervantes then discussed ongoing construction projects in the District. The engineer presented and recommended approval of Pay Application No. 2 in the amount of \$40,109.00 to DL Meacham for their work in connection with the Park Springs hike and bike trail.

Mr. Cervantes confirmed that the rehabilitation of water well no. 3 is underway pending delivery of the pump.

The engineer also discussed a variety of other matters, including the bidding and commencement of the Treaschwig Road expansion project. Mr. Cervantes stated that bidding for further segments of the project has been delayed.

Upon unanimous vote, the Board approved the engineer's report and action items thereon as presented.

7. Kayla Ray presented a bookkeeper's report, a copy of which is attached. Upon unanimous vote, the Board approved the bookkeeper's report as presented and authorized payment of the checks listed thereon.

8. The Board also reviewed a draft of the operating budget for the fiscal year ending on June 30, 2026. After some discussion, the Board agreed to place approval of the budget on next month's agenda.

9. Rae Delk presented the operator's report, a copy of which is attached. The District served 7,625 active connections. The District's total current billing was \$420,731.33, while total collections were \$416,991.44 for the prior period. The District had 90.14% water accountability. There were no excursions for e. coli in the month of March.

Rae Delk reported on repairs and maintenance performed during the prior month.

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

10. Robert Garcia presented the report from Champions Hydro-Lawn. He noted that the District's facilities are in good shape. It also was noted that Director Gessel is continuing to work with Champions Hydro-Lawn on modifications to the proposal for irrigation system installation at Liberty Park in the District.

11. There were no developers' reports.

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

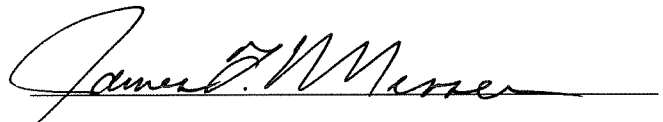
13. Director Bud Gessel presented a parks and recreational facilities report, a copy of which is attached. Director Gessel stated that the dedication ceremony for the new trail was a success despite windy conditions. Director Gessel also confirmed that he is working with the engineer to investigate roof repairs needed to the Timber Lane Community Center. Mr. Vogler stated that he believes the roof was installed in a manner that did not comport with design specifications. Catfish were delivered to Herman Little Park this week. The Board briefly discussed the use of unauthorized vehicles on District trails. Lastly, Director Gessel reported on illegal concrete dumping at Liberty Park.

14. There were no rewards for citizen information.

15. There was no executive session.

16. In light of the upcoming summer conference of the Association of Water Board Directors and its conflict with the District's regular meeting date, the Board decided that it will hold its June meeting on Tuesday, June 10, 2025.

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

  
Secretary