

HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 157
Minutes of Special Meeting of Board of Directors
September 25, 2018

The Board of Directors (the "Board") of Harris County Water Control and Improvement District No. 157 (the "District" or "WCID #157") met in regular session, open to the public, on September 26, 2018, at 19019 N. Bridgeland Lake Parkway, Cypress, Harris County, Texas 77433, such address being Pope Elementary School and meeting place of the District, in accordance with the duly posted notice of meeting, and the roll was called of the duly constituted members of said Board, as follows:

Keith Nystrom, President
Cameron Dickey, Vice President
David Redburn, Secretary
James Motejzik, Assistant Secretary
Shane Bueno, Director

and all of said persons were present, except for David Redburn, thus constituting a quorum.

Also present were John Howell of GMS Group, Tarun Manoharan of Troop #179, and Hudson Hooper of Troop #179, and approximately eleven other residents of the District.

The President called the meeting to order and declared it open for such business as might regularly come before it. Without objection, the President noted the absence of the Secretary and that he would take and attest to the minutes of the meeting. He then welcomed members of the public and discussed the conduct of Board meetings. The Board members and guests each gave brief introductions.

John Howell of GMS Group was introduced as the new Financial Advisor of the district.

Future Public Meetings

The Board discussed holding future town hall meetings at the Pope Elementary location but possibly on Thursday nights to avoid conflicts with expected school activities on Tuesday nights, still in the last week of odd numbered months. It was also noted that the Bridgeland HOA will hold a town meeting on November 28th, 2018.

There was a question on information on WHCRWA charges. This is better addressed by the MUD #419 district, but it was noted WCID #157 receives rebates from WHCRWA for the purple pipe system that uses recycled water for irrigation.

A resident asked how much the WCID #157 reimburses the HOA and/or the developer. There are various reimbursements from an annual landscape maintenance assessment to multiple bond sales to reimburse the developer for completed projects. Each bond issuance lists various projects for reimbursement.

A resident raised concern over a proposed fertilizer injection into our irrigation system,

and felt the residents should be briefed on health concerns over fertilizer in the irrigation system.

A resident asked when were the developer plans updated. This might be better addressed by the HOA.

A resident asked what is the process for keeping Lakes at the normal levels. Inframark directly manages this but has predetermined drought levels as well as predetermined action to take at each level. Most recently the HOA drastically reduced irrigation to avoid lower lake levels, and we never reached the point of needing to pump water into the lakes which is very expensive.

A resident asked what is your flood mediation. The engineers, since the Harvey Hurricane and storm, state the community drainage performed better than expected. There is no known improvements taking place other than new foundations are measurably at higher elevations.

There was some discussion on what options does the district have if an emergency high-dollar repair is needed. In that event emergency financing is readily available to our district, with our current rating.

After some discussion two board members offered their phone numbers in case residents needed to get in touch with them; Shane Bueno 909-214-3697, and Cameron Dickey 832-341-3109.

A resident asked who pays to maintain sprinklers on Fry Rd median. This is within another district.

A resident expressed concern about the potential of \$200 million in future projects that could be sought for reimbursement by the developer and remain under the maximum percentage eligible and asked for a break down of the \$33,500,000 in park and recreational facility projects that will be funded with bonds in the future" from the last minutes. The district will publish the breakdown separately. A break down of the current proposed bond (Approximately 10mm) is also requested.

Tax Rate is being reviewed but it is expected to be lower than last year.

Adjournment

There being no further business to come before the Board, on motion made by Director Bueno, seconded by Director Dickey and unanimously carried, the meeting was adjourned.

(SEAL)




Secretary, Board of Directors