

MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS
MEETING
March 4, 2024

THE STATE OF TEXAS

COUNTY OF HARRIS

HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT No. 92

The Board of Directors (the "Board") of Harris County Water Control and Improvement District No. 92 ("the District") met in regular session at 1911 Belchase, Spring, Tx., its' regular meeting place inside the boundaries of the District, on March 4, 2024, at 2:00 p.m.; whereupon the roll was called by the members of the Board of Directors. To-wit:

Don H. Roberts	President
Charles R. Hart	Vice President
<u>Vacant</u>	Secretary
Mark Krause	Investment Officer/Assistant Secretary
Richard Zagrzecki	Treasurer/Assistant Secretary

All members of the Board were present, except for the position of Secretary, which is Vacant, thus constituting a quorum.

Also present was Mr. Robert Cowart, General Manager of the District; Mr. Jose Alamder, Foreman of the District; Mr. Hicham Chiali of Coats/Rose, Attorney for the District; Mr. Jim Ferguson of Water District manager, Operator for the District; Mr. Mark Adam of Bleyl and Associates, Engineer for the District; Ms. Debra Loggins of L & S District Services, LLC, Bookkeeper for the District; Captain Medina of Harris County Precinct 4; Lt. Flores of Harris County Precinct 4; Sgt Esparza of Harris County Precinct 4; Mr. Chuck Ford, resident; Ms. Bambi Krause, resident; Ms. Chris M. & Mr. Mihai M., resident; Ms. Kaitlynn Frost, resident and Ms. Sandra Schmidt-Toney, Recording Secretary for the District.

President Don H. Roberts called the meeting to order at 2:03p.m.

ADOPT AMENDED RESOLUTION REGARDING PUBLIC COMMENT POLICY

Upon a motion by Director Zagrzecki, seconded by Director Krause, the Board voted unanimously to Adopt the Amended Resolution Regarding a Policy regarding Public Comment. A copy of this policy will be available at the meeting, a copy of which is attached as Exhibit "A." All those wishing to address the Board during the public comment period shall indicate a desire to address the Board on the applicable sign-in sheets. Public comments are limited to three (3) minutes per person for a total of thirty (30) minutes.

HEAR FROM PUBLIC

President Roberts reviewed the new amended Resolution regarding Public Comment Policy.

Mr. Chiala introduced himself as the Attorney for the District and called upon the residents to speak who had entered their names on the Speaker Sign-Up Sheet.

Ms. Frost spoke about the time of the meeting change. She said she ran a poll regarding meeting times, wanted to know why the Deputy was asked to leave the Executive Session during the special meeting on February 21, 2024, how many people attended the last Special meeting and if there had been any pool changes.

Ms. Chris M. expressed her opinion on the agenda and talked about the Open Meetings Act and where the Board meets.

Mr. Mihai M. had a variety of questions for the Board, and he offered to write them down for the Attorney.

CONSTABLE'S REPORT

Sgt. Esparza presented the Constable's Report, a copy of which is attached as Exhibit "B." Director Hart asked for arranging more zero tolerance days. Ms. Frost Thanked the Police for their help and wanted to know how much time they spend in the area. The Officer said that they are in the area 24-7 and someone will always come out when needed. Ms. M. Thanked the Police and asked about suspects.

GARBAGE REPORT

Mr. Cowart said there were no complaints. President Roberts asked the Public if they had any questions regarding the trash. President Roberts called upon Ms. Frost, and she wanted to know who the trash company is because they threw away one of her trash cans.

Ms. M. asked for the name of the trash company. Director Zagrecki told them the name of the trash company is Best Trash. Ms. M. also asked if they provide trash cans or recycling bins and how she can get them. Mr. Cowart told her that she could pick up a recycling bin here at the clubhouse, he does not have trash cans.

Mr. Chiali said he would provide Ms. Frost and Ms. M. with the telephone number for Best Trash.

President Roberts said that this now ends the public time, at 2:24 p.m. No More questions or interruptions from the Public, beginning now, the meeting time is reserved to be utilized by the District to conduct business. Any violation will be considered a disruption of a governmental meeting, and you will be asked to leave the meeting at once. This is the second warning; a warning was given at the beginning of the meeting. President Roberts said that during the remaining portion of the meeting, there will be no public comments.

BOOKKEEPER REPORT

Ms. Loggins presented the Bookkeeper Report, a copy of which is attached as Exhibit "C."

APPROVE MINUTES FOR PRIOR MEETINGS

On February 5, 2024, the Board approved two (2) resolutions. Today the Board signed The Adopted Resolution Implementing 20% Penalty on 2023 Delinquent Taxes and Contracting with Attorneys for Collection of Delinquent Taxes and the Adopted Resolution to Increase the Tax Exemption for 2024 to \$10,000.00. President Roberts and Director Krause signed the papers.

Upon a motion by Director Zagrzecki and seconded by Director Hart, the Board voted unanimously to approve the minutes for the meetings; February 5, 2024, and February 21, 2024.

OPERATOR'S REPORT

Mr. Ferguson presented the Operators Report, a copy of which is attached as Exhibit "D." Mr. Ferguson said that the January Pumpage is 9,859,000 gallons. Water accountability for the YTD is 93.79% and the MTD is 92.47 %. All monthly Bacteriological Sampling passed. The stuck meter count is two (2).

Mr. Ferguson said that on the next bill going out the message window will remind everyone how to find the District meeting agendas. Mr. Cowart asked Mr. Ferguson to put Best Trash's name and telephone number on the next bill generated.

Mr. M. and Ms. M. started talking and interrupted the meeting at 2:46 pm. President Roberts asked them to leave because they are being a disruption and they insisted upon leaving their microphones in the meeting.

RATE ORDER

Nothing to report.

RECREATION ADVISORY COMMITTEE REPORT

Director Zagrzecki said that claims have been made that there are multiple pools open year-round. However, he has done research, and he could not find any pools that were open year-round. He contacted Mr. Pete Clark who manages forty-five (45) pools and did a web search. None of the Municipal or HOA (Homeowner's Association) pools are open year-round. The pools would need to be heated if used year-round. The cost to get the front pool ready would be at least \$68,500.00 for equipment and gas lines. Plus, the cost of heating a pool would be extremely expensive. The back pool would cost approximately \$36,722.00 to get ready.

Director Zagrzecki also checked previous hourly head count time sheets that are kept while the pool was open. During prime time there are only on average fifteen (15) people at the pool. The back pool averages three (3) people at the pool during the prime time. Director Zagrzecki does not believe it is feasible to have the pool open longer hours. Please contact Director Zagrzecki if they produce something contrary to what he found.

ENGINEER'S REPORT

Mr. Adam presented the Engineer's Report, a copy of which is attached as Exhibit "E." Mr. Adam and Mr. Ferguson will get together to discuss what the District needs and will prioritize the repairs.

OFFICER'S REPORT

Director Krause gave an update on Reconstituting the Board. During the next few days, he will be interviewing various candidates and then presenting it to the Board at the Special Meeting on March 18, 2024, to Reconstitute the Board.

As Treasurer, Director Zagrzecki, said there are a lot of questions about how we spend the District's money. Director Zagrzecki wants to utilize the Website to post the District's Financial information for everyone to see. He would like to have the Year End Financial Report up for one year; the Current Budget up for one year; the Auditor's Report up for one year and the Bookkeeper's Report up monthly.

Director Zagrzecki also went to twenty-four (24) different websites for different utility districts, only four (4) had any financial reports on website and they were budgets and year end statements. Twenty districts had zero financial information. Director Zagrzecki also researched when other districts held their meetings. Districts meetings times, of the twenty-four (24), eleven (11) of them have daytime meetings, nine (9) have evening meetings and four (4) do not even publish when their meetings are being held. Twelve (12) of the twenty-four (24) have their meetings offsite, for example: at the Attorney's office.

Per Mr. Cowart, the Districts Financials were updated on the District's Website this past week.

GENERAL MANAGER'S REPORT

Nothing to report.

MOTIONS

Upon motion by Director Hart, seconded by President Roberts, and the question put to the Board, the Board voted unanimously to approve agenda lines 5 and 7.

DISMISSAL

Upon a motion by Director Hart, seconded by Director Krause, the Board voted unanimously to adjourn the meeting at 3:05 p.m. The next regularly scheduled meeting is on April 1, 2024, at 2:00 p.m. The next Special Meeting is on March 18, 2024, at 2:00 p.m. Both meetings will take place at the regular meeting place.



Secretary