

**MINUTES OF MEETING OF THE BOARD OF DIRECTORS
NORTHGATE CROSSING MUNICIPAL UTILITY DISTRICT NO. 1**

January 13, 2022

THE STATE OF TEXAS §

COUNTY OF HARRIS §

NORTHGATE CROSSING MUNICIPAL UTILITY DISTRICT NO. 1 §

The Board of Directors (the "Board") of Northgate Crossing Municipal Utility District No. 1 (the "District") met in regular session, open to the public, on January 13, 2022, at the Storm Water Pump Station, 710 Creek Knoll, Spring, Harris County, Texas and the roll was called of the members of the Board, to-wit:

Jason Williams	President
Shane Holman	Vice President
Jim Helfrich	Secretary
Vacant	Assistant Secretary/Assistant Vice President
Kenny Boeckelman	Assistant Secretary

All members of the Board were present except Director Helfrich (who attended the meeting by ZOOM), thus constituting a quorum.

Also attending the meeting were Mark Eyring with Mark C. Eyring, CPA, PLLC, auditor for the District; Patti Mace, resident of the District; Nicole Arrazola representing the Northwood Pines Homeowners Association ("HOA"); Jeremy Roach with Apollo IT Consulting, LLC ("Apollo"); Bill Blich with Blich Associates, Inc. ("BAI") and Bob Leared Interests ("BLI"), Financial Advisor and Tax Assessor/Collector, respectively to the District; Lieutenant Ballard with Harris County Precinct 4 Constables Office; Michael Murr with Murr Incorporated, landscape architect for the District; Chris Linn with Myrtle Cruz, Inc. ("MCI"), Bookkeeper for the District; Juan Montano with Inframark, Operator for the District; Ben Mellado with Edminster Henshaw Russ & Associates ("EH"), Engineer for the District; and Maria Salinas Parker and Michael R. Willis of Sanford Kuhl Hagan Kugle Parker Kahn LLP ("SK Law"), Attorneys for the District.

CALL MEETING TO ORDER

The meeting was called to order and the following business was transacted.

HEAR FROM THE PUBLIC

The Board noted that there were no members of the public present at the meeting who wished to address the Board at this time.

PEACE OFFICER'S REPORT

The Board received the Peace Officer's Report, a copy of which is on file in the official records of the District.

It was noted that the District entered into that certain Interlocal Agreement for Law

Enforcement Services with Harris County (the "County") for an additional officer effective July 31, 2021 (the "Agreement"). Because the additional officer was contracted for in the middle of the year, the County required the Agreement to provide that 100 percent of the officer's time be devoted to the District's geographical area. The Agreement is subject to renewal as of February 28, 2022, and accordingly, the District will send a letter to Precinct 4 to request that the Agreement be converted to a standard 70 percent/30 percent agreement, as the District has with its other contract officers.

Upon motion duly made and seconded, the Board voted unanimously to approve the Peace Officer's Report, and to approve the letter to Precinct 4 Constable's Office.

TAX ASSESSOR/COLLECTOR'S REPORT

The Board next reviewed the Tax Assessor/Collector's Report, a copy of which is attached hereto. The Board noted that collection of the 2021 taxes has commenced.

Upon motion duly made and seconded, the Board voted unanimously to (i) approve the Tax Assessor/Collector's Report, and (ii) authorize payment of the invoices presented for payment from the District's Tax Account.

BOOKKEEPER'S REPORT/BUDGET

The Board then reviewed the Bookkeeper's Report and Investment Report. Copies of such reports are attached hereto.

The Board reviewed the balances in each of the District's accounts and noted investments in each account. The Board also reviewed the activity in each account. The Board reviewed the invoices and the checks prepared in payment thereof.

Upon motion duly made and seconded, the Board voted unanimously to approve (i) the Bookkeeper's Report, (ii) the bills submitted for payment, and (iii) the Investment Report.

ATTORNEY'S REPORT

The Board recognized Mr. Willis, who presented the Attorney's Report.

Upon motion duly made and seconded, the Board voted unanimously to approve the Attorney's Report.

Approval of Minutes

Proposed minutes of the meeting of the Board held December 15, 2021, previously distributed to the Board, were presented for consideration and approval.

Upon motion duly made and seconded, the Board voted unanimously to approve the minutes of December 15, 2021, as presented.

Amend Rate Order

No action was taken on amending the Rate Order.

Interlocal Agreement with Northgate Crossing MUD No. 2

No action was taken on an Interlocal Agreement with Northgate Crossing MUD No. 2

Notice of Publication of Rules and Regulations

Consideration was then given to authorizing the publication of a proposed Notice of Rules and Regulations.

Upon motion duly made and seconded, the Board voted unanimously to approve the publishing the Notice of Rules and Regulations in the manner prescribed by law.

ENGINEER'S REPORT

The Board recognized Mr. Mellado, who presented the Engineer's Report, a copy of which is on file in the official records of the District.

Levee Inspection

The levee was inspected on December 20, 2021. There were minor deficiencies noted. The drainage channel from the Hardy Toll Road to the detention basin has some erosion and sink holes. Inframark will proceed with repairs as necessary. Spring Creek will continue to be monitored, and if any erosion is present, it will be immediately reported to HCFCD.

Water Plant 3 / Wastewater Plant Expansion

EHRA had a meeting with the Engineer for NG2 regarding the wastewater treatment plant expansion and Water Plant 3. New wastewater plant utilization was calculated utilizing the plant rerating value of 200 GPD/ESFC. The District has an adequate supply of wastewater capacity for the existing development. A cost estimate and analysis of the wastewater treatment plant expansion will be prepared by the Engineer for NG2. NG2 will lease wastewater capacity to the District as necessary until the construction of the wastewater treatment plant expansion is completed.

The NG2 Engineer will prepare a cost estimate for Water Plant 3. This water plant project will include another interconnection across the Hardy Toll Road between the Districts. The additional interconnect will provide additional redundancy for District interconnect and supply purposes.

Levee Analysis and Certification

EHRA continues to work with Freese and Nichols in preparation of the Levee Analysis Report. A meeting was held on June 17, 2021 to discuss the scope of the analysis. Harris County Flood Control District has provided the 100-year Base Flood Elevations as well as the hydrology model. It was determined additional topographic survey information is necessary.

Northwood Pines Park

EHRA has received approval from Harris County Engineering for the parking lot adjacent to the splash pad.

Upon motion duly made and seconded, the Board voted unanimously to approve the Engineer's Report.

OPERATIONS REPORT/TERMINATION OF SERVICE

The Board next recognized Mr. Montano, who submitted to and reviewed with the Board the Operations Report, a copy of which is on file in the official records of the District.

Mr. Montano also presented a report on the Storm Station, which report is attached to the Operations Report.

Mr. Montano reported as noted below.

- The billed to pumped ratio was 107.72%.
- There are 406 active connections in the District.
- There was one account finalized with a balance under \$25, and one account finalized with a balance greater than \$25.
- There were no excursions at the wastewater treatment plant.
- Texas Hot Tap ("THT") has completed the repairs to the multiple sinkholes on the Levee.
- Inframark will replace the sensors on the pond and creek affected by mud and debris with ultrasonic devices.
- The fountain control and devices are rusted and will be replaced and upgraded.

Upon motion duly made and seconded, the Board voted unanimously to (1) approve the Operation's Report, and (2) turn over the accounts finalized with a balance in excess of twenty-five dollars, if any, for collection.

Termination of Water Service

Consideration was then given to the termination of water service to the accounts listed on the Termination List. The Board noted that there were no customers present at the meeting who wished to address the Board regarding their water bills or to protest termination of water service.

Upon motion duly made and seconded, the Board voted unanimously to authorization termination of service to the accounts listed on the Termination List.

LANDCAPE ARCHITECT REPORT/ PARK RANGERS LEVEE MAINTENANCE REPORT

The Board recognized Mr. Murr, who presented the Landscape Architect's report, a copy of which is on file in the official records of the District. Mr. Murr reported as follows.

- Kraftsman Commercial Playgrounds & Waterpark ("Kraftsman") has completed the Splash Pad Project. A pre-opening meeting will be scheduled.
- Painting of the conduit on the bridge and repair/replacement of the pergola are in progress.
 - The electrical box for the lake may need refurbishing. Inframark is checking into this matter.
 - The fountain was checked and is operational.
 - The trees to be given to the District from Trees of Houston will arrive in two weeks. Planting locations were discussed at a previous meeting.
 - Irrigation repairs on the Levee are complete for the Spring.
 - The fence line along the channel north of the pump station has been cleaned.

Upon motion duly made and seconded, the Board voted unanimously to approve the Landscape Architects Report.

IT REPORT/WEBSITE/AGREEMENT COMMUNICATION SYSTEM

The Board recognized Mr. Roach, who presented the IT/Website Report, a copy of which is on file in the official records of the District. Mr. Roach presented an annual review for the Board of the web site and related systems. The change over of the alert system is in progress.

AUDIT FISCAL YEAR DECEMBER 31, 2021

Consideration was then given to a proposal from Mark C. Eyring to perform the audit for fiscal year ending December 31, 2021.

Upon motion duly made and seconded, the Board approved the proposal from Mark C. Eyring to perform the audit for fiscal year ending December 31, 2021, a copy of which is on file in the official records of the District.

AGREEMENT WITH NORTHWOOD PINES HOMEOWNERS ASSOCIATION ("HOA")

No action was taken on the matter of an agreement with the HOA.

SPA UPDATE

The SPA Update was deferred.

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THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD, the meeting was adjourned.

PASSED, APPROVED and ADOPTED this February 19, 2022


Secretary, Board of Directors