

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

July 14, 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 July 14, 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
Paul Martinez	Assistant Secretary
Kenny Boeckelman	Assistant Secretary

All members of the Board were present except Directors Williams and Holman, thus constituting a quorum.

Also attending the meeting were Jeff Conti, with Northgate Crossing MUD No. 2; Angela Helfrich and Patti Mace, representing the Northwood Pines Homeowners Association ("HOA"); 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; Chris Linn with Myrtle Cruz, Inc. ("MCI"), Bookkeeper for the District; Robert Lugo and Juan Montano with Inframark, Operator for the District; Ben Mellado and Robert Atkinson 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.

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

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 99.670% of the 2021 taxes have been collected.

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.

FINANCIAL ADVISOR'S REPORT

There was no Financial Advisor's Report.

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 June 9, 2022, 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 June 9, 2022.

Amend Rate Order

No action was taken on amending the Rate Order.

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 June 21, 2022. There were minor deficiencies noted. The drainage channel from the Hardy Toll Road to the detention basin has some erosion and sink holes. Erosion was observed on the high bank. The contractor is addressing the ruts along the slopes of the levee. There may be a waterline leak along the top of the berm. Spring Creek will continue to be monitored, and if any erosion is present, it will be immediately reported to HCFCF.

Water Plant 3 / Wastewater Plant Expansion

EHRA is continuing to work with the Engineer for NG2 regarding the wastewater treatment plant expansion and Water Plant 3. New wastewater plant utilization was calculated utilizing the plant rating 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, if necessary

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

Freese and Nichols has provided the Levee Rectification Analysis-Preliminary Findings Report. Due to ongoing flood plain mapping adjustments by FEMA, updated flood plain maps will not be completed until 2023. EHRA recommended that the Board take no action on the low area of the Levee until revised maps are released.

Northwood Pines Park

EHRA has received final approval from Harris County Engineering for the parking lot adjacent to the splash pad. Bids will be taken in August. EHRA is reviewing the possible replacement of the parking lot lights.

Water Reuse Project

EHRA is working with the Engineer for NG2 to determine irrigation demand for the District. NG2 is preparing a cost estimate for the water re-use project.

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

CONSULTANT FEE INCREASE

The Board deferred action on the proposed consultant fee increase.

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 80.50%.
- There are 398 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.
- The sink hole at the Storm Station has been repaired by Allied Utility.
- Lift Pump 2 at lift station 2 is not operable. It will cost \$10,313.00 to repair the pump and \$7,264.00 to replace the pump with a refurbished pump.

Upon motion duly made and seconded, the Board voted unanimously to (1) approve the Operation's Report, (2) turn over the accounts finalized with a balance in excess of twenty-five dollars, if any, for collection, and (3) to proceed with the KSB refurbished pump at a cost of \$7,264.00.

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.

- Hours of the splash pad have been extend to 7:00 p.m.
- A plaque commemorating the splash pad for Michael Lopez has been installed.
- The electrical box at the lake is operating.
- Repairs to the levee are in progress, including turf replacement.

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 ITT Report.

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

PROPOSALS FOR SECURITY SYSTEM

The Board deferred action on the security system.

RATE INCREASES

The Board deferred action on the requests for rate increases from the Engineer, Attorney and Landscape Architect.

TRASH INCREASE

The Board deferred action on the trash increase.

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

PASSED, APPROVED and ADOPTED this August 18, 2002



Secretary, Board of Directors