

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

January 12, 2023

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 special session, open to the public, on January 12, 2023, at 19330 IH 45 North, Spring, Texas 77373, a designated meeting place of the Board of Directors outside the boundaries of the District, 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 Boeckelman, thus constituting a quorum.

Also attending the meeting were 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; Michael Murr with Murr Incorporated, landscape architect for the District; Chris Linn with Myrtle Cruz, Inc. ("MCI"), Bookkeeper for the District; Allen Jenkins and Fred Richardson with Inframark, Operator for the District; Ben Mellado with Edminster Henshaw Russ & Associates ("EH"), Engineer for the District; and Maria Salinas Parker (via ZOOM) 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

There was no Peace Officer's Report.

TAX ASSESSOR/COLLECTOR'S REPORT

The Board next reviewed the Tax Assessor/Collector's Report, a copy of which is in file in the official records of the District.

The Board noted that 38.434% of the 2022 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.

BOOKKEEPER'S REPORT

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, and (ii) the bills submitted for payment.

ATTORNEY'S REPORT

The Board recognized Ms. Parker and 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 8, 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 December 8, 2022, as presented.

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 January 4, 2023. No noticeable changes were observed. There is a fallen tree along the fence of the District boundary line. Spring Creek will continue to be monitored, and if any erosion is present, it will immediately be reported to HCFCD.

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. The Harris County Flood Control District has inquired as to a timeline for raising the street at the entrance to the Storm Station. EHRA recommended that the Maintenance and Operation Plan for the Levee be amended to allow for installing sandbags along the pavement that is lower than the required elevation.

Northwood Pines Park

EHRA has received final approval from Harris County Engineering for the parking lot adjacent to the splash pad. The Board agreed to place this project on hold.

Water Reuse Project

EHRA has completed the topographic survey in the area proposed for the water reuse project. EHRA has started design of the line for the Water Reuse Project. EHRA is waiting for Northgate Crossing MUD No. 2 to provide the layout that will show the point of connection.

Storm Station Building

EHRA has completed a survey of the area around the building at the Storm Station to determine the feasibility of enlarging the building. EHRA is exploring other options.

Pavement at Levee

EHRA has contacted Freese and Nichols to determine a possible timeline for the updated FEMA Flood Maps. The District has received notice from Harris County Flood Control District requesting a timeline to adjust the pavement that is lower than the required elevation. At the meeting on December 8, 2022, the Board approved the placement of sandbags in the area that is lower than the required elevation as a temporary solution until the FEMA Flood Maps are provided at which time a permanent solution can be determined. This information has been provided to Harris County Flood Control.

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. Jenkins, 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. Jenkins also presented a report on the Storm Station, which report is attached to the

Operations Report.

Mr. Jenkins reported as noted below.

- The billed to pumped ratio was 83.55%.
- There are 417 active connections in the District.
- There were accounts finalized with a balance under \$25, and two accounts finalized with a balance greater than \$25.
- There were no excursions at the wastewater treatment plant.
- Replacement of the level sensors, and fittings at the Storm Station is complete.
- Lift pump2 was replaced.
- The fittings on motor 2 at the Storm Station have been replaced.
- Repairs to the hydraulic oil leaks are in progress.

Ms. Parker discussed with the Board notice to customers of extreme weather conditions required by SB 3. Said notice is to be provided to customers by January 31, 2023.

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 more than 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 defer terminations until after January 1, 2023.

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:

1. Rust spots on the splash pad are being addressed.
2. The street paver work is complete.
3. In early spring, the medians will be landscaped.
4. Graffiti at the storm station is being addressed.
5. The channel will be scheduled for cleaning.
6. A new drinking fountain will be installed in the park.
7. The gate at the lake will be repaired.

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 Report, a copy of which is on file in the official records of the District.

The upgrading of the service with Comcast is in progress.

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

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

PASSED, APPROVED and ADOPTED this February 9, 2023


Secretary, Board of Directors