

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

June 29, 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 June 29, 2023, at 23523 Northgate Crossing Boulevard, Spring, Texas 77373, a designated meeting place of the Board of Directors inside 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 Steve Fitzgerald with Gauge Engineering; Angelia Helfrich and Patti Mace, residents of the District; Lieutenant Ballard and Deputy Guevarra with Harris County Precinct 4 Constables Office; Jeremy Roach with Apollo IT Consulting, LLC ("Apollo"); Chris Linn with Myrtle Cruz, Inc. ("MCI"), Bookkeeper for the District; 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; 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

The Board recognized Officer Ballard, who presented 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 in file in the official records of the District.

The Board noted that 99.539 % of the 2022 taxes have been collected.

Mr. Blich advised the Board that the Harris County Appraisal District had incorrectly included a large commercial account on the District's tax rolls. Accordingly, the District's roll will be supplemented to remove the account, and the District will owe a refund to the taxpayer of approximately \$330,000.

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

The Board recognized Mr. Blich, who presented the Continuing Disclosure 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 Continuing Disclosure Report.

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

The proposed minutes of the meeting of the Board held May 11, 2023, 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 May

11, 2023, as presented.

Legislative Update

Ms. Parker and Mr. Willis updated the Board on legislation affecting water districts.

RESOLUTION REGARDING UNCLAIMED PROPERTY

Consideration was next given to a proposed Resolution Regarding Unclaimed Property.

Upon a motion duly made and seconded, the Board unanimously approved the Resolution Regarding Unclaimed Property, a copy of which Resolution is on file in the official District's records.

AMENDED AND RESTATED ORDER ADOPTING CODE OF ETHICS

Consideration was next given to a proposed Amended and Restated Order Adopting Code of Ethics.

Upon motion duly made and seconded the Board voted unanimously to approve the Amended and Restated Order Adopting Code of Ethics, a copy of which is on file in the official records of the District.

AMENDED NOTICE TO SELLERS AND PURCHASERS

Consideration was then given to a proposed Amended Notice to Sellers and Purchasers.

Upon motion duly made and seconded, the Board voted unanimously to approve the Amended Notice to Sellers and Purchasers, a copy of which is on file in the official records of the District.

MAINTENANCE AGREEMENT WITH NORTHWOOD PINES HOMOWNERS ASSOCIATION ("HOA")

No action was taken on the Maintenance Agreement with the HOA.

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 8, 2023. The sink hole near the Storm Station has been repaired.

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.

Northwood Pines Park

EHRA has received final approval from Harris County Engineering for the parking lot adjacent to the splash pad. This project is on hold pending the Levee modifications.

Water Reuse Project

EHRA has completed the topographic survey in the area proposed for the water reuse project. EHRA has started designing the line for the Water Reuse Project. EHRA has received from Northgate Crossing MUD No. 2 the initial layouts.

Storm Station Building

EHRA has completed a survey of the area around the building at the Storm Station, and is working on a preliminary design.

Levee Analysis and Certification

Raising of the Levee is in progress.

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

Mr. Richardson reported as noted below.

- The billed to pumped ratio was 87.64%.
- There are 412 active connections in the District.
- There were no accounts finalized with a balance under \$25, and no accounts finalized with a balance greater than \$25.
- There were no excursions at the wastewater treatment plant.

Upon motion duly made and seconded, the Board voted unanimously to (1) approve the Operation's Report, (2) to write off the delinquent uncollectable accounts with a balance under \$25, and (3) turn over the delinquent uncollectable accounts finalized with a balance of 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 authorize termination of service to the accounts listed on Termination List.
District.

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. The medians have been planted.
2. The concrete channel has been cleaned.
3. The new drinking fountain has been installed.
4. The "No golf practice" signs will be installed at the Park.
5. Erosion at the lake has been identified.
6. The Harris County Flood Control District has indicated that it will remove the tree in Spring Creek once two boats are available.
7. The lake fountain has been repaired.
8. The sign naming the Storm Station "The Juan Montano Storm Station" will be installed.
9. The Splash Pad will be tested weekly.

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.

INCLEMENT WEATHER POLICY/ANNUAL STORM STATION

No action was necessary in connection with the Inclement Weather Policy.

PROPOSAL FROM GAUGE ENGINEERING

Consideration was then given to proposal from Gauge Engineering.

Upon motion duly made and seconded, the Board voted unanimously to approve the proposal from Gauge Engineering, a copy of which is on file in the official records of the District.

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

PASSED, APPROVED and ADOPTED this August 19, 2023


Secretary, Board of Directors