

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

July 11, 2024

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 11, 2024, at the 19023 Joanleigh, Spring, Texas 77388, 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 Holman and Boeckelman, thus constituting a quorum.

Also attending the meeting were Bill Blich with Blich Associates, Inc. ("BAI") and Bob Leared Interests ("BLI"), Financial Advisor and Tax Assessor/Collector, respectively to the District; Chris Linn with Myrtle Cruz, Inc. ("MCI"), Bookkeeper for the District; Jeremy Roach (via telephone conference call) with Apollo IT Consulting, IT consultant to the District; Steve Fitzgerald with Gauge Engineering; Chad Buckley with Inframark, Operator for the District; Ben Mellado with Edminster Henshaw Russ & Associates ("EH"), Engineer for the District; and Michael R. Willis and Maria Salinas Parker 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 94.695 % of the 2023 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

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 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 20, 2024, 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 20, 2024, as presented.

Emergency Action Committee

Consideration was then given to the formation of an emergency action committee.

Upon motion duly made and seconded, the Board voted unanimously to appoint Directors Helfrich and Martinez to the Emergency Action Committee.

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 earlier in the month. There is exposed wire on the gabion wall. EHRA is investigating what entity is responsible for the electrical transformer box at the detention basin.

Water Reuse Project

EHRA has completed the topographic survey in the area proposed for the water reuse project. Easement acquisition is in progress for the placement of the water reuse lines. This project is on hold pending available funding.

Storm Station Building

EHRA has completed the design of the Storm Station Building. The plans have been submitted for regulatory approval. This project is on hold pending available funding.

Levee Analysis and Certification

FEMA is encouraging the District to submit a Certification Package prior to the release of the preliminary new flood plain maps. Freese and Nichols is preparing the 65-10 documentation for the Certification Package.

Water Plant 3 / Wastewater Plant Expansion

NG2 has re-submitted the plans for Water Plant 3 for approval. The following bids were approved by NG2:

Water Well	Alsay, Inc.	\$2,341,550.00	\$1,030,282.00 (District share)
Water Plant	Lecon, Inc.	\$4,378,180.09	\$1,926,400.00 (District share)

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.

Capital Improvement Plan (“CIP”)

A five-year CIP was presented at the meeting on November 9, 2023. A copy of the CIP is on file in the official records of the District.

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

Mr. Buckley reported as noted below.

-The billed to pumped ratio was 130.83 %.

- There are 421 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.
- The roof at Storm Station is leaking. A proposal will be submitted at the July meeting to repair/replace the roof.
- A generator was rented for the lift station to extend power.
- The exhaust fan at Storm Station is being repaired.
- Both lift pumps at the at the lift station were pulled and cleaned. Repairs to the lift pumps is necessary.

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, (3) turn over the delinquent uncollectable accounts finalized with a balance of more than twenty-five dollars, if any, for collection, and (4) authorize the necessary repairs to the lift pumps at a cost not to exceed \$25,000.00.

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 authorize termination of service to the accounts listed on Termination List.

LANDCAPE ARCHITECT REPORT/ PARK RANGERS LEVEE MAINTENANCE REPORT

The Board then reviewed the Landscape Architect's Report, a copy of which is on file in the official records of the District. Mr. Murr reported that (1) post Hurricane Beryl cleanup is in progress, (2) the fountain is performing well, (3) several maintenance issues were passed along to the Northwood Pines Homeowners Association, (4) several dead trees in the median were removed, and (5) the tube on the slide at the playground will be removed.

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

IT REPORT/WEBSITE/AGREEMENT COMMUNICATION SYSTEM

The Board recognized Mr. Roach, who presented the IT Report.

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

INCLEMENT WEATHER POLICY/ANNUAL STORM STATION

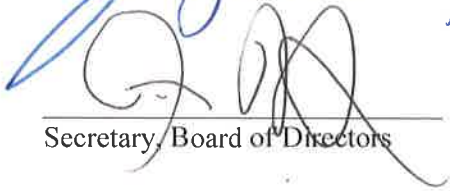
The Board discussed the Inclement Weather Policy, and functioning of the Storm Station during Hurricane Beryl.

FLOCK CEMRAS

There was no action on the Flock Camera System.

There being no further business to come before the Board, the meeting was adjourned.

PASSED, APPROVED and ADOPTED this

August 8, 2024

Secretary, Board of Directors