

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

February 13, 2025

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 February 13, 2025, at 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 Director Boeckelman, thus constituting a quorum.

Also attending the meeting were Angela Helfrich, resident of the District; Bill Blich with Blich Associates, Inc. ("BAI") and Bob Leared Interests ("BLI"), Financial Advisor and Tax Assessor/Collector, respectively to the District; Jeremy Roach with Apollo IT Consulting, IT consultant to the District; Lieutenant Brent Ballard with Harris County Precinct 4 Constable's Office; Chris Linn with Myrtle Cruz, Inc. ("MCI"), Bookkeeper for the District; Chad Buckley 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 recognized Officer Ballard, who presented the Peace Officer's Report.

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 79.904 % of the 2024 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/AMENDED 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 January 9, 2025, 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 January 9, 2025, as presented.

Authorize Attorney To Collect Delinquent Taxes

Consideration was then given to authorizing Perdue, Brandon, Fielder & Mott, LLP (pursuant to its contract with the District) to proceed with collecting the District's 2024 delinquent taxes on July 1, 2025.

Upon motion duly made and seconded, the Board voted unanimously to authorize Perdue, Brandon, Fielder & Mott, LLP to proceed with collecting the District's 2024 delinquent taxes on July 1, 2025.

Resolution Imposing 20% Penalty on Delinquent Taxes

Consideration was next given to a proposed Resolution Imposing 20% Penalty on Delinquent Taxes.

Upon motion duly made and seconded, the Board voted unanimously to approve the Resolution Imposing 20% Penalty on delinquent taxes, thereby imposing an additional 20% penalty on the 2024 taxes delinquent on July 1, 2025, and thereafter. A copy of said Resolution is on file in the official records of the District.

Resolution Concerning Tax Exemptions for 2025

Consideration was next given a proposed Resolution Concerning Tax Exemptions for 2025. The Board recognized Mr. Blich, who presented an analysis with respect to tax exemptions and the effect on the tax rate.

Upon motion duly made and seconded, the Board voted unanimously to approve the Resolution Concerning Tax Exemptions for 2025 (\$20,000 for over 65 and disabled and 20% homestead exemption). A copy of said Resolution is on file in the official records of the District.

Proposal to Renew Insurance

Consideration was then given to a proposal submitted by Arthur J. Gallagher & Co., to renew the District's insurance.

Upon motion duly made and seconded, the Board voted unanimously to accept the proposal from Arthur J. Gallagher & Co., a copy of which is on file in the official records of the District.

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 February 4, 2025. Erosion was noted on the shoreline of the lake and the topside of the gabion baskets. Repairs are in progress. There is a fractured gabion basket which is to be repaired before hurricane season. Track marks are still visible on the Levee. The Board asked Mr. Murr and Mr. Buckley to check into this erosion issue.

Water Reuse Project

Northgate Crossing MUD No. 2 has received approval from Harris County for Phase I of the Water Reuse Project. EHRA has completed the topographic survey in the area proposed for the water reuse project. Easement acquisition will be required for certain areas where the water reuse lines will be installed. EHRA will reach out to the Northwood Pines Homeowners Association to discuss granting the easement.

Storm Station Building

EHRA has completed the design of the Storm Station Building. The plans have been submitted for regulatory approval. Harris County is requiring the site to be platted.

Levee Analysis and Certification

The District is required to submit the Levee Certification Package on or before February 18, 2025, prior to the release of the preliminary new flood plain maps. Freese and Nichols is working on the Levee Certification Application.

Water Plant 3 / Wastewater Plant Expansion

The following bids were approved by Northgate Crossing MUD No. 2:

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)

Booster Station/Reuse Filter and Storage

The District has received notice regarding the Reuse Filter/Storage and Booster Station. The District's thirty percent share (30%) totals \$1,125,703.00 for design and construction.

Northwood Pines Park

EHRA has received final approval from Harris County Engineering for the parking lot adjacent to the splash pad. This project will be reactivated.

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 82.81%.
- There are 407 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.

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 terminate service to accounts listed on the Termination List.

LANDCAPE ARCHITECT REPORT/ PARK RANGERS LEVEE MAINTENANCE REPORT

There Landscape Architect's Report was presented, 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 Landscape Architect's Report.

IT REPORT/WEBSITE/AGREEMENT COMMUNICATION SYSTEM

Mr. Roach then presented the IT Report.

INCLEMENT WEATHER POLICY

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

FLOCK CAMERAS

The installation of the Flock Camera System is in progress.

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

PASSED, APPROVED and ADOPTED this Monday 12, 2025


Secretary, Board of Directors