

MINUTES
EMERALD FOREST UTILITY DISTRICT

January 28, 2025

The Board of Directors (the "Board") of Emerald Forest Utility District (the "District") met in special session, open to the public, on the 28th day of January, 2025, at the offices of Baxter & Woodman, Inc., 11450 Compaq Center West Drive, Suite 660, Houston, TX 77070, outside the boundaries of the District, and the roll was called of the members of the Board:

Bobby G. Dillard	President
Robert M. Kimball	Vice President
William B. Schmidt	Secretary
Donald F. Brooks	Assistant Vice President
DeWayne High	Assistant Secretary

and all of the above were present except Director Kimball, thus constituting a quorum.

Also present at the meeting were Brian Toldan of McCall Gibson Swedlund Barfoot PLLC ("McCall"); Sergeant William Greer of the Harris County Sheriff's Office ("HCSO"); Lonnie Lee of Regional Water Corporation ("RWC"); Robel Giackero of Baxter & Woodman, Inc. ("B&W"); and Jennifer Ramirez of Allen Boone Humphries Robinson LLP.

PUBLIC COMMENTS

There were no comments from the public.

SECURITY SERVICES REPORT

The Board reviewed the December 2024 security services report from the HCSO, a copy of which is attached. Sergeant Greer updated the Board on the status of security in the District.

APPROVE AUDIT FOR FISCAL YEAR END SEPTEMBER 30, 2024

Mr. Toldan presented the draft audit for the fiscal year ending September 30, 2024. Following review and discussion, Director High moved to approve the audit for the fiscal year ending September 30, 2024, subject to final review. Director Schmidt seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Giackero reviewed the engineer's report, a copy of which is attached.

FEASIBILITY STUDIES, PLAN REVIEWS, AND UTILITY AVAILABILITY REQUESTS

Mr. Giackero updated the Board on the status of the pending plan reviews, service requests, and feasibility studies, as reflected in his report.

Mr. Giackero stated that B&W received revised plans for the proposed expansion of Cypress Creek Fire Station No. 24 on January 27, 2025, which B&W is reviewing.

CYPRESS GLEN SANITARY SEWER REPAIR PROJECT

Mr. Giackero updated the Board on the status of the sanitary sewer and manhole rehabilitation project for Cypress Glen, as reflected in his report. He did not have any Pay Estimates or Change Orders from Texas Pride Utilities, LLC for the Board's approval.

UPDATE REGARDING REQUEST FOR EXCEPTION FROM THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY ("TCEQ") AND COMPLIANCE WITH ENFORCEMENT ORDER

Mr. Giackero stated that there was no update on this matter.

DEEDS, EASEMENTS, AND/OR CONSENTS TO ENCROACHMENT

The Board considered acceptance of a Special Warranty Deed from Republic Business Center, LLC for the Republic Business Center detention pond tract. Following review and discussion, Director Dillard moved to authorize acceptance of the Special Warranty Deed. Director Schmidt seconded the motion, which passed unanimously.

FIVE-YEAR CAPITAL IMPROVEMENT PLAN ("CIP")

Mr. Giackero reviewed the updated CIP, a copy of which is attached.

Mr. Giackero requested the Board authorize design of the wastewater treatment plant generator replacement project and the Green Creek lift station generator replacement project. After review and discussion, Director Dillard moved to authorize design of the wastewater treatment plant generator replacement project and the Green Creek lift station generator replacement project. Director Schmidt seconded the motion, which passed unanimously.

Mr. Giackero discussed certain capital projects included on the District's CIP for the 2025 year, including potentially televising the sanitary sewer lines for Schroeder Oaks, Linnfield, Turtle Lake Sections 1 and 2 and Turtle Hill Village.

The Board also discussed potentially proceeding forward with a water plant generator replacement project. The Board discussed funding options for the proposed capital projects, including the use of available surplus capital projects funds. After discussion, the Board concurred to discuss the projects and funding for same at the next regular meeting.

UPDATE ON BOND APPLICATION

Mr. Giackero updated the Board on the preparation of the District's bond application, as reflected in his report.

OTHER ENGINEERING MATTERS

Mr. Giackero updated the Board on the coordination with the three businesses included in the FM 1960 water and sanitary sewer extension project on the steps necessary to connect to the District's water and sewer system.

The Board then discussed the previous request to reimburse Danny Way, WHM Leasing, and Tire & Wheel Mart out of surplus water and sewer revenue. The Board concurred to proceed with reimbursement to those entities out of surplus water and sewer revenue in exchange for foregoing developer interest. After review and discussion, Director Dillard moved to proceed with the reimbursement from surplus water and sewer revenue and authorize the District's auditor, McCall, to prepare a developer reimbursement report. Director Brooks seconded the motion, which passed unanimously.

OPERATIONS REPORT, INCLUDING CUSTOMER CORRESPONDENCE

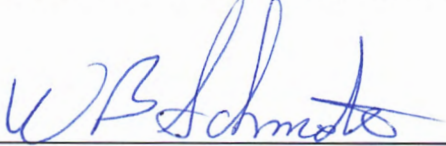
Mr. Lee reviewed the Greens Bayou E. coli report acknowledging samples taken in January, 2025, a copy of which is attached.

The Board discussed the special meeting that was cancelled due to Winter Storm Enzo. After discussion, the Board concurred to re-schedule the special meeting on February 18, 2025, at 10 a.m. to conduct additional interviews with B&W, BGE, Inc., and Vogler & Spencer Engineering, Inc.

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

(SEAL)




Secretary, Board of Directors

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