

MINUTES OF MEETING  
OF THE  
BOARD OF DIRECTORS

January 16, 2025

THE STATE OF TEXAS §

COUNTY OF MONTGOMERY COUNTY §

EAST MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 5 §

The Board of Directors (the "Board") of East Montgomery County Municipal Utility District No. 5 (the "District") met in regular session open to the public, at 12:00 p.m., on Thursday, January 16, 2025, at 9 Greenway Plaza, Suite 1000, Houston, Texas 77046, a designated meeting place outside the boundaries of the District; whereupon, the roll was called of the members of the Board of Directors, to-wit:

John Patterson	-	President
Jeff Campbell	-	Vice President
Charles L. Prause	-	Secretary
Nancy Walker	-	Assistant Secretary
Lauren Furlow	-	Assistant Secretary

All members of the Board of Directors were in attendance except Directors Walker and Furlow, thus constituting a quorum.

Also in attendance were:; Loren Clark of L&S District Services, LLC, Bookkeeper for the District; Reagan Lowman of Waste Management of Texas, Inc., Garbage Service Provider for the District; Kyle Franklin of Growth Services, Inc. ("GSI"), Maintenance Provider for the District; Michelle Giacona of H2O Innovation, Operator for the District; Rhonda Gideon of Assessments of the Southwest, the District Tax Assessor; Justin Graham of LJA Engineering, Inc., Engineer for the District; Demetri Jasonis of the Roman Forest Police Department; and Mallory Craig and Emily Forswall of Coats|Rose, P.C. ("Coats|Rose"), the District's legal counsel.

Whereupon, the meeting was called to order at 12:05 p.m. A copy of the notice of the meeting is attached hereto as Exhibit "A."

**HEAR FROM THE PUBLIC**

Two members of the public were in attendance, Arlene Faustermann and Norma Davila, residents of Tavola and brought to the board concerns about the drainage, debris along the drainage ways, and trash service.

## **APPROVE MINUTES**

The Board considered approving the minutes of the November 21, 2024, Board meeting, a copy of which was distributed to the Board for review. Upon a motion made by Director Patterson and seconded by Director Prause, the Board unanimously voted to approve the minutes.

## **REPORT FROM ROMAN FOREST POLICE DEPARTMENT**

Office Jasonis presented the Monthly Police Report from the Roman Forest Police Department, a copy of which is attached hereto as Exhibit "B."

### **Approve Cost Share Agreement with Roman Forest Police Department**

Officer Jasonis also presented the Cost Share Agreement with District for the Flock Security Cameras. The Cost Share Agreement is between Roman Forest Police Department, the District, East Montgomery MUD 6 and East Montgomery MUD 7. Officer Jasonis also noted that the Flock cameras are currently being installed and expected to be operational soon.

After review and discussion, Director Patterson moved to approve the Cost Share Agreement with the Roman Forest Police Department. Director Prause seconded the motion, which passed unanimously.

## **GARBAGE COLLECTION REPORT**

The Board recognized Ms. Lowman who presented a First Amendment to the Municipal Solid Waste Contract with Waste Management.

The deferred action on the First Amendment.

## **BOOKKEEPER'S REPORT**

The Board recognized Ms. Clark who presented the Bookkeeper's Report, a copy of which is attached hereto as Exhibit "C," and reviewed the checks presented for payment. After review and discussion, Director Patterson moved to approve the Bookkeeper's Report and payment of the bills listed therein. Director Prause seconded the motion, which passed unanimously.

## **TAX ASSESSOR/COLLECTOR'S REPORT**

The Board recognized Ms. Gideon presented the Tax Assessor/Collector's Report, a copy of which is attached hereto as Exhibit "D." After review and discussion, Director Patterson moved to approve such report and authorize payment of the tax bills as presented. Director Prause seconded the motion, which passed unanimously.

## **OPERATOR'S REPORT**

The Board recognized Ms. Giacona who presented the Operations Report, a copy of which is attached hereto as Exhibit "E." She stated there are currently 804 connections in the District and reviewed repairs and maintenance of District facilities.

The Board discussed increasing the new account deposits required under the District's Rate Order and concurred to adopt an amended Rate Order reflecting a \$100 deposit for homeowners and a \$200 deposit for renters.

Following review and discussion, Director Paterson moved to approve the Operator's Report, authorize termination of water service to delinquent accounts in accordance with the District's Rate Order, and Amend the Rate Order. Director Prause seconded the motion, which carried unanimously.

## **ENGINEER'S REPORT**

The Board recognized Mr. Graham who presented the Engineer's Report, a copy of which is attached hereto as Exhibit "F," and requested approval of the pay estimates and change orders for District construction projects listed therein.

Following review and discussion and based on the engineer's recommendation, Director Patterson moved to approve the Engineer's Report and all action items listed therein. Director Campbell seconded the motion, which passed unanimously.

## **REGIONAL DETENTION/DRAINAGE MAINTENANCE REPORT**

The Board recognized Mr. Franklin who presented the monthly Maintenance Report, a copy of which is attached hereto as Exhibit "G." Following review and discussion, Director Patterson moved to authorize GSI to perform Repair No. 1289 West Channel – Repair erosion, No. 1297 Peach Creek – Create 750 LF Backslope Swale, No. 1300 Peach Creek – Repair Undermining and Large Blowout at Section 47, and No. 1307 Peach Creek – Repair Undermining and Slope Erosion at Section 46 & 47 as further described in the Maintenance Report. Director Prause seconded the motion, which passed unanimously.

## **DEVELOPER'S REPORT**

No developer's report was presented.

## **ATTORNEY'S REPORT**

### **Adopt Resolution Requesting and Estimate of Value**

The Board recognized Ms. Craig who explained that in preparation for the next bond issuance the District is requesting that the Central Appraisal District provide an estimate of value as of January 1, 2025. After review and discussion, Director Patterson moved to adopt the

Resolution Requesting the Estimate of Value. Director Prause seconded the motion, which passed unanimously.

There being no further business to come before the Board, upon a motion duly made and seconded, the meeting was adjourned.

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PASSED, APPROVED AND ADOPTED, this 20<sup>th</sup> day of February, 2025.



Secretary, Board of Directors

(DISTRICT SEAL)

