

FAR HILLS UTILITY DISTRICT
MINUTES OF BOARD OF DIRECTORS MEETING

January 9, 2025

The Board of Directors (the "Board") of Far Hills Utility District (the "District") met in regular session, open to the public, at the District's office, 10320 Cude Cemetery Road, Willis, Texas 77318, located within the boundaries of the District, on Thursday, January 9, 2025 at 5:00 p.m., pursuant to the notice of said meeting, whereupon, the roll was called of the members of the Board, to-wit:

James M. Haymon	President
Christopher A. Kuhl	Vice President/Tax Compliance Officer
Melinda M. Shelly	Secretary
David Bock	Assistant Secretary
J. Richard Cutler	Director

All members of the Board were present, thus constituting a quorum. Consultants in attendance were: Ms. Meredith King, attorney, and Ms. Raechel Rodriguez (via teleconference), paralegal, of Radcliffe Adams Barner PLLC ("RAB"), attorney for the District; Mr. Terry Holland of Myrtle Cruz, Inc. (the "Bookkeeper"), bookkeeper for the District; Ms. Erika Mireles and Mr. Sergio Torres of M. Marlon Ivy & Associates, Inc. ("MMIA" or the "Operator"), operator for the District; Mr. Tim Hardin, P.E. of Langford Engineering, Inc. ("Langford" or the "Engineer"), engineer for the District; and Mr. Bill Blitch of Blitch Associates, Inc. ("Blitch" or "Financial Advisor"), financial advisor for the District. Also in attendance was Mr. David Alexander of Service Master Recovery by CGI Restoration Services, LLC ("Service Master").

The President, after finding that notice of the meeting was posted and determining that a quorum of the Board was present, called the meeting to order at 5:00 p.m., and declared it open for such business as may come before the Board.

1. **Public comment.** There was no public comment.
2. **Minutes.** The Board considered approval of the minutes of the December 12, 2024 regular Board meeting. Upon motion by Director Cutler, seconded by Director Shelly, after full discussion and with all Directors present voting aye, the Board voted unanimously to approve the minutes of the December 12, 2024 regular Board meeting.
3. **Tax Assessor/Collector's Report.** On behalf of the Montgomery County (the "County") Tax Assessor/Collector, Ms. Tammy McRae, the District's tax assessor/collector, Mr. Holland reviewed the December Tax Assessor/Collector's Report, a copy of which are attached hereto. Upon motion by Director Kuhl, seconded by Director Cutler, after full discussion and with all Directors present voting aye, the Board voted unanimously to approve the Tax Assessor/Collector Report.
4. **Delinquent Tax Attorney's Report.** There was nothing to report at the time.

5. **Bookkeeper's Report.** Mr. Holland presented to the Board the Bookkeeper's Report, including the Investment Report, Budget Summary, Energy Usage Report, and Billing/Collection Report, copies of which are attached hereto.

Upon motion by Director Kuhl, seconded by Director Cutler, after full discussion and with all Directors present voting aye, the Board voted unanimously to: 1) approve the Bookkeeper's Report; and 2) authorize payment of the bills reflected therein, as presented.

6. **General Maintenance of District Administration Building.** Director Kuhl reported that the renovation of the District Administration Building was completed. Mr. Alexander reviewed the renovation work performed.

Mr. Alexander exited the meeting at this time.

Director Kuhl noted that quarterly maintenance of the air conditioning unit would be approximately \$300.00 to \$500.00.

Upon motion by Director Shelly, seconded by Director Bock, after full discussion and the question being put to the Board, the Board voted unanimously to approve the final Pay Estimate from and authorize payment to Service Master for the District Administration Building renovation.

7. **Engineer's Report.** Mr. Hardin then reviewed the Engineer's Report, a copy of which is attached hereto.

Mr. Hardin reported that the District had not received new requests for service and Langford had not been contacted by Pulte Home Group or its representatives regarding a deposit and/or an Application for Service.

Mr. Hardin reported that the design phase of the emergency interconnect with Montgomery County Utility District No. 2 ("MCUD No. 2") was nearing completion with agency reviews underway. Mr. Hardin also reported that Langford received a Letter of No Objection from MCUD No. 2's engineer, a copy of which is attached to the Engineer's Report, and that Langford updated the construction plans to comply with the comments provided.

Upon motion by Director Kuhl, seconded by Director Cutler, after full discussion and the question being put to the Board, the Board voted unanimously to accept the Engineer's Report.

8. **Operations Report.** Ms. Mireles reviewed the Operations Report, a copy of which is attached hereto. Ms. Mireles reported that the District had 833 connections and a 98.45% water accountability ratio for the period ending December 20, 2024.

In response to a question from Director Kuhl regarding a service request for a customer's sewer service, Ms. Mireles stated that MMIA would repair the customer's sewer tap because of its proximity to the manhole. A discussion ensued and Ms. Mireles noted that customers should contact MMIA in these situations so that the Operator can determine if the repairs need to be completed by MMIA.

Ms. Mireles reported that all of the spare parts for the cooling tower fans have been used and noted that MMIA would be ordering more spare parts.

Ms. Mireles then presented to the Board a proposed Preventative Maintenance Schedule for the District's cooling towers. Ms. Mireles reported that MMIA would handle the maintenance and PM Utilities would handle the electrical work.

Upon motion by Director Shelly, seconded by Director Kuhl, after full discussion and with all Directors present voting aye, the Board voted unanimously to: 1) approve the Operations Report; 2) authorize termination of service to delinquent accounts in accordance with the provisions of the District's Rate Order; and 3) approve the Preventative Maintenance Schedule for the District's cooling towers.

9. **Review District's Rate Order and amend as necessary.** Ms. King reported that there were no recommended amendments to the District's Rate Order at the time.

10. **District facility landscape matters.** There was nothing to discuss at the time.

11. **Annual review of District's Emergency Response Plan ("ERP").** Ms. Mireles then presented to the Board the revised ERP. Upon motion by Director Shelly, seconded by Director Kuhl, after full discussion and with all Directors present voting aye, the Board voted unanimously to approve the District's ERP, subject to legal review.

12. **Annual review of Director Fees of Office and Expense Reimbursement Policy.** Ms. King stated that RAB was not recommending any changes to the Director Fees of Office and Expense Reimbursement Policy at the time.

13. **Attorney's Report, including annual review of District's Post-Issuance Tax Exempt Debt Compliance Policies.** Ms. King stated that RAB was not recommending any changes to the District's Post-Issuance Tax Exempt Debt Compliance Policies at the time.

14. **Adjournment.** There being no further business to come before the Board, and upon motion by Director Cutler, seconded by Director Shelly, after full discussion and with all Directors present voting aye, the Board voted unanimously to adjourn the meeting at 5:38 p.m.

Passed and approved this 13th day of February, 2025.




Secretary, Board of Directors