

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 142**Minutes of Meeting of Board of Directors****April 10, 2025**

The Board of Directors (the "Board") of Fort Bend County Municipal Utility District No. 142 (the "District") met in regular session, open to the public on April 10, 2025, in accordance with the duly posted Notice of Public Meeting, and the roll was called of the duly constituted officers and members of the Board, as follows:

Randal L. Carter, President
Ross Madia, Vice President
Philip Huseman, Secretary
James Cokinos, Assistant Secretary
Shawn Luna, Assistant Secretary

all of whom were present, except Director Luna, thus constituting a quorum. Director Luna entered later in the meeting as noted herein.

Also attending the meeting were: Bradley Jenkins and Tyler Mai of Quiddity Engineering, LLC ("Quiddity"); Wendy Duncan of Inframark, LLC ("Inframark"); Stephanie Dorrough of Wheeler & Associates, Inc. ("Wheeler"); Daenon Russell of Touchstone District Services ("Touchstone"); Mark Burton of Municipal Accounts & Consulting, L.P. ("MA&C"); Maeve Lyman of TBG Partners ("TBG"); Johanna Strong of KB Home Lone Star, Inc. ("KB"); Mr. Hu, District resident; and John Eichelberger and Cole Trolinger of Schwartz, Page & Harding, L.L.P. ("SPH"). Sandra Leija of Champions Hydro-Lawn, Inc. ("CHL") entered later in the meeting as noted herein.

The President called the meeting to order and declared it open for such business as might regularly come before the Board.

PUBLIC COMMENTS

The Board began by opening the meeting for public comments. Mr. Hu addressed the Board regarding his request for a leak adjustment submitted on March 12, 2024. He stated that the leak was discovered on December 21, 2023, and subsequently repaired. Ms. Duncan stated that Inframark investigated Mr. Hu's account and noted that he is not enrolled in the Eye on Water application which is a requirement when submitting a request for a leak adjustment. Upon discussion, Director Madia moved that Inframark be authorized to provide the District's normal water bill adjustment for the designated time period, subject to Mr. Hu's proof that his account is registered for the Eye on Water application. Director Cokinos seconded said motion, which unanimously carried.

Director Luna and Ms. Leija entered the meeting during the discussion above. Mr. Hu exited the meeting at this time.

APPROVAL OF MINUTES

The Board considered approval of the minutes of the Board meeting held on March 13, 2025. Upon discussion, Director Madia moved that the minutes of the March 13, 2025 meeting be approved as written. Director Cokinos seconded said motion, which unanimously carried.

BOOKKEEPER'S REPORT

Mr. Burton reviewed with the Board the Bookkeeper's Report dated April 10, 2025, a copy of which report is attached hereto as **Exhibit A**, and the disbursements presented for payment. After discussion, Director Madia moved that the Board approve the Bookkeeper's Report, and the disbursements presented for payment, as reflected in the Bookkeeper's Report. Director Cokinos seconded said motion, which unanimously carried.

TAX ASSESSOR-COLLECTOR REPORT

Ms. Dorrough reviewed with the Board the Tax Assessor-Collector Report dated as of March 31, 2025, and Delinquent Collections Listings, copies of which are attached hereto as **Exhibit B**. After discussion on the report, Director Madia moved that the report be approved and that the disbursements identified in the reports be approved for payment. Director Cokinos seconded said motion, which carried unanimously.

DELINQUENT TAX COLLECTIONS REPORT

Mr. Eichelberger presented to and reviewed with the Board the Delinquent Tax Report from Perdue, Brandon, Fielder, Collins & Mott, L.L.P. ("Perdue"), a copy of which is attached hereto as **Exhibit C**. Upon review, the Board concurred that no action was required.

ENGINEERING REPORT

Mr. Jenkins presented to and reviewed with the Board a written Engineering Report dated April 8, 2025, a copy of which report is attached hereto as **Exhibit D**. Upon review and discussion of the Engineering Report, Director Madia moved that all action items specifically set forth in the Engineering Report be approved. Director Cokinos seconded said motion, which unanimously carried.

Mr. Jenkins reported to the Board regarding communications with representatives of Sprint, Sand & Clay ("SSC") in connection with the District's proposed acquisition of a portion of its planned commercial site in exchange for the District's construction of certain facilities on said site. Mr. Jenkins presented to and reviewed with the Board preliminary cost options for construction of the proposed outfall and storm sewer or drainage channel, a copy of which is attached to the Engineer's Report. He then responded to questions from the Board. Upon discussion, Director Madia moved that (i) SPH be authorized to obtain an appraisal of Sprint's planned commercial site, and (ii) Quiddity be authorized to notify SSC that the District will fund 55.84% pro-rata share of the costs associated with the outfall, subject to Quiddity overseeing the

project on behalf of the District. Director Cokinos seconded said motion, which unanimously carried.

Mr. Jenkins reported to the Board that eight (8) bids were received for the construction of water, sanitary sewer, drainage and paving facilities to serve Briscoe Falls, Section 6. He stated that DNT Construction, LLC ("DNT"), submitted the low bid in the amount of \$2,213,474.25, including alternate items units G through I, and Quiddity recommends that KB Home Lone Star, Inc. accept said bid. Upon discussion, Director Madia moved that the Board concur in KB's award of contract to DNT in the low bid amount of \$2,213,474.25, including alternate items units G through I, upon recommendation by Quiddity. Director Cokinos seconded said motion, which unanimously carried.

Mr. Burton exited the meeting during the above discussion.

UTILITY COMMITMENTS, OUT-OF-DISTRICT SERVICE, AND ANNEXATION

The Board deferred consideration of requests for utility commitments after noting that no new requests were received.

DETENTION AND DRAINAGE FACILITIES REPORT

Ms. Leija then presented to and reviewed with the Board a report from CHL, a copy of which is attached hereto as **Exhibit E**. She then presented proposals to the Board for: (1) installation of alligator warning signs in the amount of \$2,402.00, (ii) on-site channel bottom and slope erosion repairs in the amount of \$53,468.00, and (iii) Westheimer Lakes North Drainage Swale Easement Area change order in the amount of \$46,660.00, copies of which are attached with **Exhibit E**. Upon discussion, Director Madia moved that the proposals presented by CHL be approved, and that the Texas Ethics Commission 1295 Forms for each be acknowledged. Director Cokinos seconded said motion, which unanimously carried.

OPERATOR'S REPORT

Ms. Duncan presented to and reviewed with the Board the Operator's Report dated April 10, 2025, a copy of which report is attached hereto as **Exhibit F**. She reported to the Board that there is low accountability this month which she believes is due to a leaking hydrant that has been repaired. She also noted that Inframark solicited three written bids for the valve survey Priority 1 and Priority 2 repairs but only received one bid. After discussion of the Operator's Report, Director Cokinos moved that (i) the proposals from Inframark ARS for the valve survey Priority 1 Repairs in the amount of \$97,200.00, and valve survey Priority 2 Repairs in the amount of \$13,200.00 be approved, and (ii) Inframark be authorized to terminate service to delinquent accounts in accordance with the District's Rate Order. Director Luna seconded said motion, which unanimously carried. The Board deferred further discussion of valve repairs until additional proposals are presented.

RATIFY APPROVAL OF OPERATOR'S ANNUAL REPORT REGARDING THE IDENTITY THEFT PREVENTION PROGRAM

The Board considered ratification of its prior approval of Inframark's annual report of the District's Identity Theft Prevention Program (the "Program"). Upon discussion, Director Madia moved that prior approval of the annual review of the District's Program be approved and ratified in all respects. Director Cokinos seconded said motion, which unanimously carried.

COMMUNICATIONS REPORT

Ms. Russell presented and reviewed with the Board a Communications Report prepared by Touchstone, a copy of which is attached hereto as **Exhibit G**. Upon review, the Board concurred that no action was required.

COMMUNITY REQUESTS

The Board considered correspondence received from the Westheimer Lakes Property Owners Association (the "WLPOA"), the Briscoe Falls Homeowners Association, and the Creekside Ranch Homeowners Association (collectively, the "Associations") requesting that the District assume responsibility for the streetlight operation, maintenance, and electricity costs in each of the subdivisions in the District, a copy of which is attached hereto as **Exhibit H**. After consulting with District consultants and considering administrative and financial implications, the Board determined that such a shift would not be in the best interest of the District's residents. The Board concurred that SPH prepare and send a letter to the Associations respectfully declining the request while explaining the rationale behind the District's decision. The Board emphasized its intent to maintain the current allocation of responsibilities between the District and the Associations and to continue collaboration with the Associations on future matters.

The Board then discussed an invoice submitted by the WLPOA seeking multi-year reimbursement for detention pond maintenance expenses, a copy of which is attached hereto as **Exhibit I**. After a thorough review of the Agreement and applicable amendments, the Board concluded that only mowing and fertilization costs for the 2024 calendar year are reimbursable, contingent on itemized backup. The Board concurred that SPH prepare a response outlining the District's position, reaffirming cost-sharing parameters, and offering to draft a revised agreement to improve clarity and prevent future disputes. The Board reaffirmed its appreciation for the WLPOA's efforts and its commitment to equitable cooperation.

PARKS MASTER PLANNING REPORT

The Board considered the Parks Master Planning Report. Ms. Lyman provided an update to the Board regarding the District's drill site park. She then responded to questions from the Board.

INFORMATION TECHNOLOGY COMMITTEE REPORT

Director Cokinos presented to and reviewed with the Board a draft Digital Report Policy, a copy of which is attached hereto as **Exhibit J**. Upon discussion, the Board concurred to

incorporate comments from Touchstone and redistribute to the Board for review prior to the next meeting.

WATER CONSERVATION COMMITTEE REPORT

Ms. Duncan stated that Inframark will complete and submit the District's annual North Fort Bend Water Authority ("NFBWA") Water Provider Conservation Committee Program in the same fashion as prior years.

OPERATIONS COMMITTEE REPORT

Director Huseman reported that he did not have an update for the Board.

BUDGET COMMITTEE REPORT

A discussion ensued regarding the District's financial priorities and planning. Mr. Eichelberger stated that he would coordinate a committee meeting with Director Madia and Director Luna to begin addressing these topics in more depth.

NFBWA REPORT

Director Carter reported to the Board regarding the meeting of the NFBWA. Director Carter further reported to the Board that he was a witness to the 89th Texas Legislature committee hearing, on behalf of the District, in relation to House Bill 2561 and its proposed changes to requirements for the location of municipal utility district meetings. Director Carter stated that it is more cost effective and productive for the District to retain its current meeting location at the District operator's office, being a convenient location for the Board and Consultants.

BEST TRASH REPORT

The Board next considered the Best Trash Report, a copy of which is attached hereto as **Exhibit K**. Upon review, the Board concurred that no action was required.

ATTORNEY'S REPORT

The Board then considered the Attorney's Report. Mr. Eichelberger reported to the Board regarding settlement negotiations with Lake Wales, LLC. He stated that the District is still trying to reach a settlement on the final form of easement.

CLOSED SESSION

The Board did not enter into Closed Session.


FUTURE AGENDA ITEMS

Other than as discussed earlier in the meeting and reflected above, there were no additional

agenda items requested other than routine, ongoing matters.

ADJOURNMENT OF MEETING

There being no further business to come before the Board, upon motion made by Director Madia, seconded by Director Cokinos and unanimously carried, the meeting was adjourned.



Philip Huseman
Secretary, Board of Directors

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 142
LIST OF EXHIBITS TO MINUTES

April 10, 2025

Exhibit A	Bookkeeper's Report
Exhibit B	Tax Assessor-Collector's Report
Exhibit C	Delinquent Tax Report
Exhibit D	Engineering Report
Exhibit E	Detention and Drainage Facilities Report
Exhibit F	Operator's Report
Exhibit G	Communications Report
Exhibit H	Correspondence from Westheimer Lakes POA, Briscoe Falls HOA and Creekside Ranch HOA
Exhibit I	Communication from Westheimer Lakes POA regarding detention pond maintenance expenses
Exhibit J	Digital Report Policy
Exhibit K	Best Trash Report