

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 187

November 13, 2018

The Board of Directors (the "Board") of Fort Bend County Municipal Utility District No. 187 (the "District") met in regular session, open to the public, on the 13th day of November, 2018, at the Del Webb Lake House, 707 Del Webb Blvd., Richmond, Texas, inside the boundaries of the District, and the roll was called of the members of the Board:

David Vrshek	President
Larry J. Junek	Vice President
Sam Mayson	Secretary
Doug Fyfe	Assistant Vice President
Donna Coleman	Assistant Secretary

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

Also present at the meeting were: numerous residents of the District, as listed on the attached sign-in sheet; Rose Montalbano of F. Matuska, Inc.; Cathy Brittain-Drew of Assessments of the Southwest, Inc. ("ASW"); Ron Dechert of Costello, Inc. ("Costello"); Susan Lang of the City of Richmond; Julie Peak of Masterson Advisors; Mark McGrath of McGrath & Co. PLLC; and Angie Lutz and Veronica Seguin of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

The Board received comments from residents of the District regarding the drainage throughout the District; the District's tax rate and exemptions; the District and City of Richmond operations and maintenance responsibilities; and District water billing matters.

MINUTES

The Board considered approving the minutes of the October 9, 2018, regular meeting. After review and discussion, Director Vrshek moved to approve the minutes of the October 9, 2018, regular meeting, as revised. Director Mayson seconded the motion, which passed unanimously.

AUDIT FOR FISCAL YEAR END JULY 31, 2018

Mr. McGrath reviewed the audit for the fiscal year ended July 31, 2018. Following review and discussion, Director Mayson moved to approve the audit, subject to comments from Board members and consultants, and authorize ABHR to file the audit with the Texas Commission on Environmental Quality ("TCEQ") and appropriate agencies. Director Junek seconded the motion, which carried unanimously.

RESOLUTION REGARDING ANNUAL REVIEW OF INVESTMENT POLICY

Ms. Lutz presented and reviewed a Resolution Regarding Annual Review of Investment Policy. After review and discussion, Director Mayson moved to adopt the Resolution Regarding Annual Review of Investment Policy and Adopt Amended Investment Policy and direct it be filed appropriately and retained in the District's official records. Director Coleman seconded the motion, which passed unanimously.

RESOLUTION ESTABLISHING THE AUTHORIZED DEPOSITORY INSTITUTIONS AND ADOPTING LIST OF QUALIFIED BROKER/ DEALERS WITH WHOM THE DISTRICT MAY ENGAGE IN INVESTMENT TRANSACTIONS

Ms. Lutz reviewed a Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions. She stated the District's bookkeeper has provided an updated list of qualified broker/dealers with whom the District may engage in investment transactions as an exhibit to the Resolution. After review and discussion, Director Mayson moved to adopt the Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions and direct that the Resolution be filed appropriately and retained in the District's official records. Director Coleman seconded the motion, which passed by unanimous vote.

FINANCIAL AND BOOKKEEPING

Ms. Montalbano presented and reviewed the bookkeeper's report, quarterly investment report, and list of bills to be paid. Director Vrshek noted the donation by the District of \$1,000 to the Boy Scouts of America for installation of the District's storm water pollution messaging caps on the District's storm water drains. After review and discussion, Director Mayson moved to approve the bookkeeper's report and pay the bills listed in the report. Director Coleman seconded the motion, which passed unanimously. A copy of the bookkeeper's report is attached.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Brittain-Drew presented and reviewed with the Board the tax assessor/collector's report, including the unpaid accounts roll, a copy of which is attached. After review and discussion, Director Coleman moved to approve the tax assessor/collector's report and pay the bills from the tax account. Director Junek seconded the motion, which passed by unanimous vote.

OPERATION OF DISTRICT FACILITIES

Ms. Lang presented and reviewed the City of Richmond (the "City") operator's report, a copy of which is attached. She reported that during the previous month, the

City installed 9 new single family connections. She noted that the City reported a total of 1,237 occupied single family connections through October 31, 2018. Director Vrshek noted there have been 1,220 home sales closed in the District as of October 31, 2018.

Discussion ensued regarding additional measures that the City could take to notify residents of water service termination, including the tagging of doors prior to and/or after a potential disconnection. Ms. Lang stated there would be a fee for any additional tagging of doors regarding disconnection and reviewed the amount of actual disconnections in the District per month. After discussion, the Board concurred to take no action regarding the matter at this time.

Ms. Lang responded to resident inquiries regarding electronic payments for water service by the City. She stated the City currently accepts credit card payments online each month for water service, as well as automatic electronic bank drafts. She said the City is working to establish automatic billing to credit cards as well, but that service is not available at this time.

REPORT REGARDING DEVELOPMENT IN AND AROUND THE DISTRICT

Mr. Dechert reported the dog park construction is substantially complete.

LANDSCAPING, PARK AND MAINTENANCE AND REPAIR OF DISTRICT FACILITIES

Ms. Lutz updated the Board on CenterPoint's proposed revisions to Caldwell Companies' proposed trail walking trail extension. Director Vrshek reviewed the history of the District's communication and agreements with CenterPoint regarding the walking trails under the CenterPoint power lines in the District.

ENGINEERING MATTERS

Ms. Peak discussed the potential timeline for the sale of the District's last water, sanitary sewer and drainage bonds. Mr. Dechert stated the District's application for the sale of these bonds has been received by the TCEQ.

Mr. Dechert discussed the drainage and District's storm sewer facilities along Dandelion Drive, Saguario Way and Cocoplum Way and requested authorization to solicit bids for the inspection of the District's storm sewer facilities in the area to determine if there is any backup or potential improvements that could be made to the system to improve drainage. Mr. Dechert stated this investigation will cost approximately \$20,000 - \$30,000. After discussion, Director Mayson moved to authorize the engineer to solicit bids for the inspection of the District's storm sewer facilities along and near Dandelion Drive, Saguario Way and Cocoplum Way. Director Coleman seconded the motion, which passed unanimously.

WEBSITE UPDATES

The Board discussed the District’s website and requested certain updates be made to the Director’s terms and the inclusion of the recent Association of Water Board Directors (“AWBD”) Fall Seminar handouts to the website.

REPORTS FROM BOARD MEMBERS ON ATTENDANCE AT CONFERENCES, SPECIAL MEETINGS AND/OR SEMINARS, INCLUDING FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 6 (“LID 6”) MEETINGS

Ms. Lutz stated LID 6 will meet on November 26, 2018, at 12:00 p.m.

Director Vrshek discussed the AWBD Fall Seminar.

Mr. Dechert responded to additional resident inquiries regarding drainage along Dandelion Way. He noted the District investigated the storm sewer system in the area two years ago and found no drainage obstructions.

Ms. Lutz, responding to an inquiry from District residents, confirmed the District would incur no additional cost for the road construction between the District and Veranda.

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



Sam Mayer
Secretary, Board of Directors

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