

MINUTES OF REGULAR MEETING
HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 92

July 7, 2025

THE STATE OF TEXAS §

COUNTY OF HARRIS §

The Board of Directors (the "Board") of Harris County Water Control and Improvement District No. 92 (the "District") of Harris County, Texas, met in regular session, open to the public, at 2:00 p.m. on July 7, 2025, at the regular meeting place thereof, 1911 Bellchase, Spring, Texas, within the boundaries of the District and the roll was called of the duly constituted officers and members of the Board, to-wit:

Don H. Roberts	President
Charles R. Hart	Vice President
Ronald Bennett	Secretary
Mark Krause	Investment Officer/Asst. Secretary
Richard Zagrzecki	Treasurer/Assistant Secretary

All Directors were present except Director Bennett, thus constituting a quorum.

Also present were Mr. Jose M. Almader, Foreman of the District; Ms. Debra Loggins of L&S Bookkeeper for the District; Mr. Jim Ferguson of Water District Management, Operator for the District; Mr. Mark Adam of Bleyl and Associates, Engineer for the District; and Mr. Michael Bacon, the District's Attorney. Also in attendance were Sgt. Crowley, Deputy D. Price, and Deputy Massey with Harris County Precinct 4; Barbara Rivera, Alexander Rusk, and Robert Fuller, residents of the District.

After that, following a notation that notices of the meeting had been duly posted by the law, copies of which are attached hereto as exhibits, the meeting was called to order.

PUBLIC COMMENTS

The Board recognized Ms. Rivera who stated she noticed that cleaning costs have increased.

The Board recognized Mr. Fuller who requested the basketball court gate be locked requiring entrance through pool area. Mr. Almader would check on whether the gate needed to remain open to comply with the Fire Marshall.

The Board thanked Mr. Almader for his emergency help at the District's July Fourth event.

Director Krause stated he would be attending a town hall event for water districts with

Tom Ramsey.

CONSTABLE'S REPORT

Sgt. Crowley reviewed criminal activity within the area.

APPROVAL OF MINUTES

The minutes of the Board of Directors meeting held on June 2, 2025, were presented for review and approval. Upon motion duly made and seconded, the Board voted unanimously to approve the minutes as presented.

BOOKKEEPER'S REPORT

Debra Loggins presented the Bookkeeper's Report, copies of which are attached as an exhibit. She noted that Sandra Schmidt has been unable to attend board meetings, and that the attorney's office had been drafting the minutes. She stated Ms. Schmidt had been paid for the May 5 meeting, but not the May 8 meeting.

Ms. Loggins noted that final payment was made to Harris County for the election and the total cost was \$7,523.00. She reviewed the fifth month of the year-to-date budget, disbursements, and the Investment Report.

Director Roberts requested approval of a resolution authorizing the removal of Robert Cowart, and the addition of Jose M. Almader as a signatory on the District bank accounts at Woodforest National Bank. Upon motion duly made and seconded, the Board voted unanimously to remove Robert Cowart in all capacities from all District bank accounts at Woodforest Bank, and to add Jose M. Almader as a signatory on all District bank accounts at Woodforest National Bank.

Upon motion duly made and seconded, the Board voted unanimously to approve the Bookkeeper's Report, Investment Report, and payment of checks as presented.

OPERATOR'S REPORT

Jim Ferguson presented the Operator's Report, a copy of which is attached as an exhibit. He reported the accountability for the previous month was 93.16%.

Director Zagrzecki noted that the Operator did an exceptional job with a customer regarding a leak on their irrigation line. Director Roberts complemented the Operator for his customer interaction regarding excessive sprinkler usage.

Mr. Ferguson presented the Annual Interlocal Agreement for Water Conservation School Program for the Board's approval.

Mr. Ferguson noted fifty-three meters are slated for replacement in accordance with the meter replacement plan. He further requested authorization to clean and maintain sewer

easements.

It was stated that Legacy School has reconfigured their fence to allow access to their meter, but the valve on the fire line back flow preventer is leaking and must be repaired by the school.

The Board discussed portable generator options and meetings with contractors. Mr. Ferguson stated he would prepare recommendations and pricing for presentation.

Director Roberts noted that the constable charge needs to be adjusted to reflect the new October 1, 2025, contract rates. Mr. Ferguson stated he would update the billing.

Upon motion duly made and seconded, the Board voted unanimously to: (i) approve the Operator's Report as presented; (ii) authorize terminations of delinquent accounts; (iii) authorize cleaning of sewer easements; and (iv) approve the Annual Interlocal Agreement for Water Conservation School Program

ENGINEER'S REPORT

Mark Adam presented the Engineer's Report, a copy of which is attached hereto as an exhibit. He reviewed the status of District projects and requested approval of Pay Estimate No. 3 in the amount of \$50,625.00 to C.F. McDonald Electric Co. for booster pump replacements.

Mr. Adam noted that he checked the references of the low bidder for the Phase I Smoke Testing Project, Sweeping Corporation of America, LLC, and he recommended approval of the proposal.

He next discussed the Regional Water Authority's plan to connect the District to surface water in 2028. He stated this would affect the District's current interconnect because of water treatment differences for surface water. Mr. Bacon discussed the need for a 5-year project plan. Mr. Adam agreed and said he would provide sample plans for the Board to review.

Upon motion duly made and seconded, the Board voted unanimously to: (i) approve the Engineer's Report as presented; (ii) award bid to Sweeping Corporation of America, LLC; and (iii) approve Pay Estimate No. 3 in the amount of \$50,625.00 to C.F. McDonald Electric Co. for booster pump replacements.

GENERAL DISTRICT MANAGEMENT

Director Hart presented a proposal for the removal of three trees and trim a fourth tree in the amount of \$1,800.00. Upon motion duly made and seconded, the Board voted unanimously to approve the tree removal proposal.

Director Hart noted that a quarterly Question and Answer session is scheduled for July 21, 2025, at 7:00 p.m. for residents and two Board members.

The Board discussed the fan installation and painting in the pavilion proposal from

Beauty Roofing

Monarch Construction in the amount of \$3,400.00. Upon motion duly made and seconded, the Board voted unanimously to authorize the fan installation and painting in the amount of \$3,400.00.

The Board reviewed the annual pest control proposal for quarterly service at \$650.00 per year from Allstate Pest Control. Upon motion duly made and seconded, the Board voted unanimously to approve Allstate Pest Control proposal.

The Board reviewed website proposals and requested presentations from the vendors. Ms. Loggins discusses internet security and fraud issues occurring due to public information and recommended not posting detailed financial information on websites.

Director Roberts departed the meeting at this time.

Director Zagrzecki then stated he is still looking into further elevator options.

ATTORNEY'S REPORT

Mr. Bacon stated he had no further items to present at this time.

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



Mark Krouse
Secretary, Board of Directors