

**MINUTES OF REGULAR MEETING
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 191
APRIL 23, 2008**

**STATE OF TEXAS §
 §
COUNTY OF HARRIS §**

The Board of Directors of Harris County Municipal Utility District No. 191 of Harris County, Texas, met in regular session, open to the public, beginning at 7:00 P.M., at The County Line Restaurant, 13850 Cutten Road, Houston, Texas 77069, on the 23rd day of April, 2008, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Edward A. Monto	President
Robert Price	Vice President
Errol Wirasinghe	Secretary
Vaughan G. Miller	Treasurer
Ernest F. Gigliotti	Assistant Secretary

and all of said directors were present excepting, thus constituting a quorum.

Persons also present included Lehnda Buisson, Daniel Anders, Kevin Young, Mike Kossow, John Gardner, Ron Harms, James and Sedega Thomas, residents of the District; Lt. M.L. Young and Captain Steven Whitton of Harris County Precinct 4 Constableness; Gus Gustafson of SWWC; Patty Rodriguez of Bob Leared Interests; Claudia Redden of Claudia Redden & Associates, LLC.; Bradley Jenkins and Jason Ozuna of Jones & Carter; Cindy Nichols of Michael A. Cole, P.C.; and James L. Dougherty, Jr.

MINUTES

Director Wirasinghe moved that the minutes of the Board's March 25, March 26 and April 7, 2008 meetings be approved, which motion was seconded by Director Price and carried by unanimous vote.

ANNEXATION

It was reported that the cost deposit for Kevin Young's proposed annexation and development had been received by the bookkeeper this morning. It was estimated by Mr. Young that the taxable value of the project at completion would be in excess of \$2,000,000. It was noted by Mr. Dougherty that there is a \$16,000 cap on the reimbursement in the proposed agreement with the developer. Some discussion was had and it was noted that the annexation petitions had not yet been presented to the Board. Director Miller moved that an annexation and reimbursement agreement with the developer, KMY Realty Investment, be approved contingent upon the developer providing all proper documentation for annexation and development of the tract, and at no risk to the District.

The motion was seconded by Director Gigliotti and carried by unanimous vote. The Board made it clear and Mr. Young indicated his understanding that any construction of lines prior to annexation of the property will be done at the developer's risk. Mr. Young indicated his understanding.

CONSTABLE MATTERS

President Monto gave a brief recap of the Board's special meeting regarding Constable matters. It was noted that a letter had been received from Ron Hickman of Precinct 4 stating that his office is looking into the matter of the Constables' time reporting and that if any discrepancies are found his office will work to correct the problem. Director Price was authorized to work with the Constables to make sure the District's contract is maintained properly.

UTILITY OPERATOR MATTERS

Mr. Gustafson presented his written report to the Board. It was noted that the Villas @ Willowbrook's irrigation meter account is past due. Mr. Gustafson stated that he would attempt to contact a representative with the Villas @ Willowbrook, but that he recommends to terminate service to the irrigation meter if the account is not paid.

Board members discussed with the operator concerns about recent water service interruptions experienced in the District. Mr. Gustafson presented a written recap of low water pressure issues to address the Board's concerns. In response to Board member queries about a water service interruption experienced in early April, the operator stated that he had received bad data from the District's previous engineer, and that, as a result, a valve had cut off this area, but that the operator worked to immediately restore the service. Mr. Gustafson suggested that a valve survey be authorized to prevent this problem in the future. Director Gigliotti moved that a valve survey be authorized, which motion was seconded by Director Wirasinghe and carried by unanimous vote. Mr. Gustafson stated that he would also look into low water pressure complaints at addresses on Centre Grove Drive as provided by Director Miller. John Gardner of 7030 Centre Grove Drive stated that a repair had been made a couple of months ago by the operator and that the line to his residence was replaced with a one inch line which serves 3 residences, and that since that time he has experienced very low water pressure. At the conclusion of discussion, President Monto asked Mr. Gustafson to relate the Board's concerns about water service interruptions to SWWC management, which Mr. Gustafson said he would do.

ENGINEER'S REPORT

Bradley Jenkins presented his written report to the Board, a copy of which is hereto attached. With regard to street settlement at 13606 Champions Centre Drive, the engineer stated that the County said it is the District's responsibility to make the repair since the District's sanitary sewer line crosses the street at this location. He estimated the cost of the repair to be \$6,000. Director Miller moved that the engineer be authorized to arrange such repair at an estimated cost of \$6,000, which motion was seconded by Director Wirasinghe and carried by unanimous vote. With regard to a sinkhole at Paragon Court and Champions Centre Drive which had been discussed at prior Board meetings, the Board directed Gus Gustafson to look into the matter and to bring it to the County's attention because it is getting worse. The engineer stated that he expects to have more information

from the Authority for the Board's next meeting concerning the surface water tie-in and chloramine conversion system, and he provided preliminary cost estimates for same.

In response to a query of Brady Wilkins, the Board stated that it still does not have the information needed from the Authority to determine if it has water capacity to serve the proposed development proposed by Vincent Spencer.

PARK/RECREATION FACILITY & CLUBHOUSE

Mr. Dougherty reviewed a draft First Amendment to Land and Recreational Facilities Lease. Mr. Dougherty noted that the District will need to give notice to the HOA, as well as publishing a notice of a public hearing concerning the matter. Discussion was had and the Board determined to not have a public hearing on May 28th as discussed at the Board's last meeting, but to wait until the HOA's attorney has a chance to review the Amendment and the HOA Board provides a resolution approving the First Amendment to Land and Recreational Facilities Lease.

VILLAS AT WILLOWBROOK

Mr. Gustafson reported that he has only received 3 services agreements in the Villas at Willowbrook, and that rest of the service agreements are still in the developer's name. He stated that the developer has never provided submetering numbers to the District's operator as provided in its agreement with the District. Mr. Dougherty stated that there is also a problem with easements for the fire line. Mr. Dougherty suggested calling a public hearing and giving notice to everyone involved. Board members authorized Mr. Dougherty to proceed in this manner and call the hearing for the Board's next meeting.

REGULAR REPORTS AND CONSENT AGENDA

It was noted that the reports of the attorney, bookkeeper, investment officer, tax assessor/collector, and utility operator had been provided to Board members prior to the meeting and that Board members have reviewed such reports.

Patty Rodriguez presented 4 personalty accounts that she recommended be moved to an inactive list. Board members authorized the tax assessor/collector to move such accounts as recommended.

Some discussion was then had concerning reimbursements to developers for the sewage treatment plant expansion. At the conclusion of discussion, Board members directed the bookkeeper to calculate the reimbursements as of the end of the month and to be sure that the exact cost of the plant is calculated and that it equally matches the amounts of the developer reimbursement checks. The bookkeeper was directed to hold the checks and to make sure that no amounts are owing the District by the developer, including payments in lieu of taxes. It was noted that if amounts are owing by developers that the developer be contacted and an "exchange" of checks could be made. Board members also requested that the bookkeeper contact Cy-Champ PUD regarding providing a budget with regard to the Cutten Road beautification landscaping.

Mr. Gustafson presented the list of proposed service terminations, a copy of which is attached to his report. President Monto opened a public hearing for any persons present to be heard to show cause why their water service should not be terminated for non-payment of their water bill. It was noted that no persons were present to be heard, and the public hearing was closed. Director Miller then moved that: (i) the amount shown for each account on the list of service terminations is found to be correct, (ii) although notice of tonight's hearing was given to each person on the list, no one appeared, and (iii) water service is authorized be terminated to the accounts listed in accordance with the District's standard operating procedures; which motion was seconded by Director Gigliotti and carried by unanimous vote.

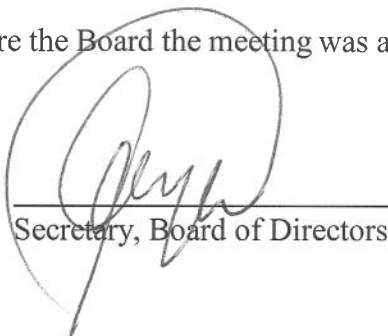
Board members directed Gus Gustafson to provide the Consumer Confidence Report to Mr. Dougherty for review, and to present it to the Board for its review and approval at the Board's next meeting.

WEBSITE

Director Price reported that the District's website needs to be updated. Director Wirasinghe stated that he would work with Director Price to do this.

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

(SEAL)



Secretary, Board of Directors

Attachments: General Fund Bills
Investment Officer's Report
Tax Bills
Utility Operator's Report
Attorney's Report

COMMITMENTS FOR ACTION
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 191
MEETING OF APRIL 23, 2008

1. **ATTORNEY** to review Consumer Confidence Report; proceed with calling public hearing regarding Villas @ Willowbrook; and provide First Amendment to Land and Recreational Facilities Lease to HOA for review and comment.
2. **BOOKKEEPER** to request budget from Cy-Champ PUD; and calculate the sewage treatment plant expansion developer reimbursements as of the end of the month and be sure that the exact cost of the plant is calculated and that it equally matches the amounts of the developer reimbursements.
3. **OPERATOR** to relate Board's concerns about water service interruptions to his superiors; to look into low water pressure complaints; follow-up with County regarding sinkhole at Paragon Court and Champions Centre Drive; and provide Consumer Confidence Report to Mr. Dougherty for review.