

**MINUTES OF REGULAR MEETING
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 191
AUGUST 27, 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 27th day of August, 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, thus constituting a quorum.

Persons also present included Sgt. Keener and Deputies Wallace and Young of Harris County Precinct 4 Constables; Jeff Greene representing the Davis development; Kevin Caddenhead of Chick-fil-A; numerous residents of the District; Gus Gustafson of SWWC; Patty Rodriguez of Bob Leared Interests; Bradley Jenkins and Jason Ozuna of Jones & Carter; Claudia Redden of Claudia Redden & Associates, LLC.; Cindy Nichols of Michael A. Cole, P.C.; and James L. Dougherty, Jr.

MINUTES

Director Price moved that the minutes of the July 23, 2008 meeting be approved, which motion was seconded by Director Gigliotti and carried by unanimous vote.

WATER AND SEWER ISSUES

Kevin Caddenhead of Chick-fil-A presented himself to the Board and stated that the Chick-fil-A restaurant had a high BOD reading last month because it was servicing its grease trap at the same time that the operator collected a sample which lead to a BOD reading of 3,200. He said the operator was contacted and a retest was conducted and a BOD reading of 894 was had. The operator concurred that the high BOD reading was likely caused by the restaurant servicing its grease trap at the same time that the operator collected its sample. At the conclusion of discussion, Director Price moved that the Chick-fil-A billing be calculated on a BOD reading of 894 rather than 3,200, which motion was seconded by Director Gigliotti and carried by unanimous vote.

CONSTABLE MATTERS (Public Hearing)

President Monto gave a brief history of the District's management of the Constable contract and stated that the District is always looking at the monthly reports and what level of coverage is needed in the District. A lengthy discussion ensued between the Board members, residents and Constables. The Board noted that it would be adopting its budget at the September meeting and that this is a good time for it to review the level of coverage being provided by the Constables.

DAVIS DEVELOPMENT

Jeff Greene presented himself to the Board and inquired as to the availability of water and sanitary sewer capacity to serve a proposed development of approximately 260 to 280 apartment units. He noted that part of the proposed development is within the District and part of it is outside the District and is proposed for annexation. Some discussion was had at the conclusion of which the Board's consensus was to proceed with collecting a deposit from the developer and to have a feasibility letter prepared.

TAX ASSESSOR/COLLECTOR'S CONTRACT ADDENDUM

Board members approved a tax assessor/collector's contract addendum to provide for mileage and parking reimbursement, as presented by Patty Rodriguez.

CHAMPIONS MPC HOA LEASE AGREEMENT AMENDMENT

Discussion was had concerning issues raised by the Champions MPC HOA regarding proposed amendments to the lease agreement. At the conclusion of discussion, Director Miller moved that Mr. Dougherty be authorized to draft the changes as discussed and to circulate the amended agreement for approval and signature. The motion was seconded by Director Price and carried by unanimous vote.

CONSTABLE MATTERS (cont'd)

Board members discussed the inquiries of Champions MPC and Highland Timbers HOA's for the District's participation in National Night Out for the purpose of providing residents an opportunity to become acquainted with the Constables that patrol the District's subdivisions. Director Wirasinghe moved that the District's same participation as last year be authorized and that payments be made by the District to defray the cost, which motion was seconded by Director Gigliotti and carried by unanimous vote.

The Board determined to authorize Mr. Dougherty to create a post card mailer to poll residents of the District as to whether they would: 1) like no increase to the level of Constable

coverage; 2) would like to add another 70% Constable; or 3) would like to add another 100% Constable, and to have the utility operator mail the post cards to residents with a return deadline before the Board's next meeting.

ENGINEERING MATTERS

Bradley Jenkins presented his written report to the Board, along with a summary tabulation of bids received for construction of Champions Centre Sanitary Sewer and Pavement Repair at 13606 Champion Centre Drive. He recommended award of contract to the low bidder, Reynolds Inliner, LLC in the amount of \$26,145.00. Board members acquiesced with the engineer's recommendation.

NORTH HARRIS COUNTY REGIONAL WATER AUTHORITY MATTERS

Director Miller moved that Mr. Dougherty be authorized to write a letter to the Authority urging it to provide regulations as to how it will supply water to the District and the specifics of same, which motion was seconded by Director Gigliotti and carried by unanimous vote.

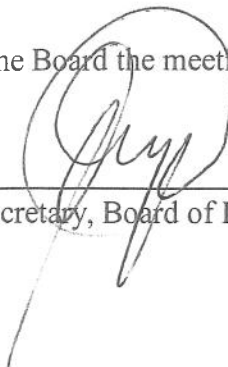
OPERATOR MATTERS: PROPOSED WATER SERVICE TERMINATIONS FOR NON-PAYMENT OF WATER BILLS)

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. Mr. Gustafson reported that the hearing notice was given for each account on the list of proposed terminations. It was noted that no persons were present to be heard, and the public hearing was closed. Director Wirasinghe 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 Miller and carried by unanimous vote.

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

(SEAL)

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



Secretary, Board of Directors

COMMITMENTS FOR ACTION
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 191
MEETING OF AUGUST 27, 2008

1. **ATTORNEY** to draft changes to amended lease agreement with Champions MPC HOA and circulate for approval and signature; prepare post card mail out regarding Constables coverage and provide to utility operator for mailing out; send letter to North Harris County Regional Water Authority regarding its regulations and how it will supply water to the District; and include items on next agenda concerning budget and electrical bids/proposals.

2. **UTILITY OPERATOR** to recalculate Chick-fil-A billing; mail out post cards to residents regarding Constables coverage.