

**MINUTES OF SPECIAL COMMITTEE MEETING  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 191  
APRIL 20, 2009**

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

Members of the Special Committee concerning the Villas at Willowbrook development met on April 20, 2009 beginning at 7:00 P.M., at the Champions MPC Clubhouse, 13719 Champions Centre Drive Houston, Texas 77069, open to the public, and the roll was called of the duly constituted members of the Special Committee, to-wit:

Edward A. Monto  
Ernest F. Gigliotti

Persons also present included Chims Omyekwelu, Belquiz and herbert Akin, Chrishelle and Leseh Palay, Sylvia Biel, and Jevon Oden, residents of the Villas at Willowbrook; A.J. Siddiqui of Sunnyland Development, Inc.; Mike Brewer and Doug Owen of SWWC; Cindy Nichols of Michael A. Cole, P.C.; and James L. Dougherty, Jr. Arriving shortly after the start of the meeting was Gurmukh Jolly of Jolly Properties.

**VILLAS AT WILLOWBROOK**

Mr. Monto stated that this meeting of a Special Committee had been called to address various issues concerning the Villas at Willowbrook development. Jim Dougherty gave a background of Harris County MUD #191's (the "District") utility agreement for the Villas at Willowbrook development and explained that Stratford Way is a public street but the other streets within the development are private. He explained that the idea of the agreement was to have a master meter serve the development and then to have each individual homes submetered, and that as part of the agreement there is to be a utility operating company that reads each submeter and handles billings and payments for all users. It was noted that under the agreement there is to be a service agreement for each occupied home with whomever is residing in that home. Mr. Dougherty stated that among many issues, one is that the District has not been provided service agreements as required by the agreement and by law. Mr. Dougherty also explained issues concerning the fire lines within the development having not been built in the easements as approved by the City of Houston's plans. It was made clear to the residents present that the developer or the HOA owns the domestic water lines, the fire lines and the common areas within the development, and that the District does not own them nor are they the District's responsibility, and Mr. Jolly confirmed that the developer has never conveyed these lines or common areas to the HOA and that the developer still owns them.

Mr. Jolly briefly explained that there is not enough money coming in from the seven residents to cover all of the bills, and that he recently brought the \$2,200.00 water bill current with his own money. Mr. Jolly requested that if anyone knows of an operating company that he can use to maintain the system and read meters and prepare billings to residents to please provide that information to him. Mr. Jolly stated that he plans to contract with an operating company by the end

of May, 2009, and will have all outstanding issues with the domestic water lines and the fire lines resolved no later than May 31, 2009.

Mr. Palay inquired as to what may happen if Mr. Jolly does not follow through with his promise to have all outstanding issues with the domestic water lines and the fire lines resolved no later than May 31, 2009. Mr. Monto stated that the Board of Directors of the District will meet on Wednesday, April 22<sup>nd</sup> to address the matter. Mrs. Palay asked what the tenants and homeowners can do to help, and it was suggested that Service Agreements could be mailed out directly to the tenants and homeowners to have executed and that this would help the new operating company that Mr. Jolly contracts with. Mrs. Palay also stated that she knows someone that works in the City of Houston's platting department and would contact them to see what could be done about the firelines that are built outside of the easements, and would follow-up with Mr. Dougherty concerning the matter. Discussion was had regarding the District's concerns about the purity of the District's water because there are no backflow preventers, and possible scenarios were explained about what would happen if the Villas at Willowbrook's system lost pressure. During the discussion, Mr. Jolly stated that he already has backflow preventers on both the fireline and the domestic water line. Mike Brewer was asked to confirm that there are backflow preventers and to report at the District's Board of Directors meeting on April 22<sup>nd</sup>. Mike Brewer was also asked to check with his company, Southwest Water Company, to see if it would be interested in contracting with Mr. Jolly to operate the development's system.

In response to a request of Mr. Monto, Mr. Jolly stated that he would provide a current list of tenants/homeowners so that Service Agreements could be sent directly to them for execution. Mr. Jolly also stated that he would contact Mike Brewer to give him the locations of the backflow preventers.

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

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Edward A. Monto