

**MINUTES OF SPECIAL MEETING  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 191  
AUGUST 24, 2009**

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

The Board of Directors of Harris County Municipal Utility District No. 191 of Harris County, Texas, met in special session, open to the public, beginning at 7:00 P.M., at the Champions MPC Clubhouse, 13719 Champions Centre Drive Houston, Texas 77069, on the 24<sup>th</sup> day of August, 2009, 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 John Howell of The GMS Group; residents, home owners and lot owners in the Villas at Willowbrook including Lynn Woolley, Sylvia Biel, Belquiz and Herbert Akin, Gretel and Fabian Salazar, and Jasleii Sill; Bill Klingberg of AIM Realty Inc.; Christina Putman of Seyfarth Shaw; A.J. Siddiqui of Sunnyland Development, Inc.; Ted A. Cox, attorney for Sunnyland Development, Inc.; Bradley Jenkins and Ryan Wade of Jones & Carter; Gus Gustafson of SWWC; Cindy Nichols of Michael A. Cole, P.C.; and James L. Dougherty, Jr.

**SERIES 2009 UNLIMITED TAX REFUNDING BONDS**

John Howell presented a Draft of the Preliminary Official Statement for the Sale of the District's Series 2009 Unlimited Tax Refunding Bonds. He stated that there is still a significant savings to be had by the District for refunding the Series 1998 Bonds. Mr. Howell reviewed the draft Preliminary Official Statement with the Board. During the review and discussion, President Monto asked if this refunding would forego any future opportunity of the District to reduce its debt. John Howell responded that he does not believe it will. At the conclusion of the review and discussion, President Monto moved the approval of the Preliminary Official Statement in substance as presented and to authorize John Howell to finalize and complete the preparation of the Preliminary Official Statement and to solicit bids. The motion was seconded by Director Price and carried by unanimous vote. Director Miller moved that the Bank of New York Mellon Trust Company, N.A. be engaged to serve as Paying Agent, and that Grant Thornton be engaged as verification agent, which motion was seconded by Director Gigliotti and carried by unanimous vote. Director Miller then moved that a notice of defeasance and bond redemption to the Bank of New York Mellon Trust Company, N.A. be authorized, which motion was seconded by Director Price and carried by unanimous vote. Mr. Howell excused himself from the meeting.

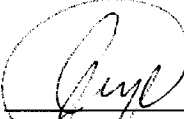
## VILLAS AT WILLOWBROOK

President Monto opened a public hearing on the Villas at Willowbrook, noting that a quorum of the Board is present. Jim Dougherty reported that notice of the public hearing and meeting had been mailed to the list of owners, occupants and stakeholders, as previously filed with the District office. A total of 48 notices were mailed on August 14, 2009, and the form of notice is on file at the District office. President Monto explained that the purpose of the hearing is to allow residents and interested persons to express their views on the Villas at Willowbrook matters, and that the Board may vote on action tonight or at later meetings of the District. President Monto also stated that presentations may be written or oral or both and to please turn in written statements to Ms. Nichols. He also asked that if anyone wants to make an oral presentation to please sign in with Ms. Nichols. Mr. Dougherty then provided background on the Villas at Willowbrook matters. Mr. Dougherty presented three different possible workout strategies for resolving outstanding issues. At the conclusion of a review and discussion of the three different possible strategies, President Monto opened the floor to anyone wanting to offer comments or ask questions. Discussion ensued. At the conclusion of discussion, it was determined that the home owners and lot owners would pull together to activate the HOA as outlined in Plan A of the three different possible workout strategies. Ted Cox expressed his willingness to help the homeowners and lot owners to accomplish this, and stated that he believed they could meet before the MUD 191 Board's September 23 meeting so that they could report on their progress at the September 23 meeting.

President Monto then announced that it appeared that everyone who wanted to speak had been heard and asked for a motion to close the hearing. Director Price moved that the public hearing be closed and to ask that Ms. Nichols incorporate all the presentations, written and oral, into the minutes of the hearing, which motion was seconded by Director Gigliotti and carried by unanimous vote.

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

(SEAL)

  
\_\_\_\_\_  
Secretary, Board of Directors

Attachments: Villas at Willowbrook - Possible Workout Strategies

**COMMITMENTS FOR ACTION  
HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 191  
MEETING OF AUGUST 24, 2009**

---

1. **ATTORNEY** to call special meeting for September 14, 2009.