

MINUTES OF SPECIAL MEETING
NORTHAMPTON MUNICIPAL UTILITY DISTRICT
HARRIS COUNTY, TEXAS

October 7, 2019

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The Board of Directors (the "Board") of Northampton Municipal Utility District (the "District") of Harris County, Texas, met in special session, open to the public, at 7:00 p.m., on the 7th day of October 2019, at the regular meeting place thereof, the Northampton Center, 6012 Root Road, 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:

E. C. Thomas	President
W. Paul Schneider	1st Vice President
Ryan Bennett	2nd Vice President
Scott Kirkpatrick	Secretary
Roger A. Flood III	Treasurer/Investment Officer

All members of the Board were present, thus constituting a quorum.

Also present were Mr. Jim Sheffield, the District's General Manager; Mrs. Lisa June, an employee of the District; Mr. Robb Clark of Hays Utility South Corporation, the District's Operator; Ms. Kim Courte of A. J. Gallagher Insurance Company; Ms. Shisha Van Horne, President of the Board of Directors of Northampton Maintenance Fund ("NMF"); and Ms. Kristen Jarzombek, Mr. Bill Gause, Mrs. Chris Gause, Mr. Carl Seibel, Mr. Brian Rucker, Mrs. Leigh Rucker, Mr Roland Frerking, and Mr. Mark Balderson, residents of the District.

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

PUBLIC COMMENTS

There were no public comments.

INSURANCE RENEWAL PRESENTATION

Ms. Kim Courte reviewed the District's insurance policies. She stated several policies had been broadened, including pollution coverage and cyber coverage. She said currently the cyber coverage is \$1,000,000. She stated for the size of our District, additional coverage could be considered. Director Kirkpatrick asked that she provide a quote to increase the coverage to \$1,500,000. He also stated that we need to make certain the policy includes Water Plant No. 3 when it becomes operational.

Mr. Sheffield inquired as to how the value of the District's facilities were determined. Ms. Courte stated that the District's engineer, Jones & Carter, Inc., values the property for insurance purposes. Mr. Sheffield requested to meet with Ms. Courte to discuss coverage of the recreational facilities, including pool equipment and new restrooms. Additionally, coverage of the sewer line where it crosses Willow Creek was discussed. Director Bennett stated that the entire portion of the sewer line between and including the manholes should be covered.

GENERAL MANAGER'S REPORT

Mr. Jim Sheffield presented the General Manager's report. He reviewed the repairs made at the fire hydrant on the east side of Northcrest between Root Road and Allentown Dr. He stated there were several irrigation lines in the area and which had been problematic. He asked the Board to consider replacing the water main at the fire hydrant. He said he estimated the repairs would cost under \$10,000, and he would advise the Board if the repairs exceed his estimate. Director Kirkpatrick asked that we obtain as-built drawings when the work is completed. Director Kirkpatrick asked Mr. Sheffield to inquire about the repairs being done on Wellington Rd.

Mr. Sheffield stated that Clearwater Consultants had begun the first stage of work at the two lakes to remove unwanted plants and clear the water of algae. He also said Critter Getters would be placing traps at both lakes to remove the nutria.

Mr. Sheffield then discussed the maintenance and repair costs of the water plant generators. He and Robb Clark of Hays Utilities reviewed an estimate from Evolve Holdings, Inc. for the work. He acknowledged the maintenance cost is approximately the same as the maintenance cost by the current company, DLD Services. He said he thinks that repair costs by Evolve Holdings, Inc. may be cheaper. Upon a motion duly made and seconded, the Board unanimously approved engaging Evolve Holdings, Inc. to maintain and repair the District's generators.

Mr. Sheffield stated he would apprise the Directors of the date for the District's Christmas party.

Upon a motion duly made and seconded, the Board unanimously approved the General Manager's Report.

APPROVAL OF MINUTES

The minutes of the meeting of the Board of Directors held on September 16, 2019 were presented for review and approval. Upon a motion duly made and seconded, the Board voted unanimously to approve the minutes as amended.

REIMBURSEMENT TO THE NORTHAMPTON MAINTENANCE FUND

This item was tabled.

PROPOSED PURCHASE OF ABSEY PRESS TRACT

Mr. Sheffield stated that Mr. Wilson, the owner of Absey Press, was unwilling to discuss a potential sale of his property. Director Schneider requested that the District's Attorney, Mr. John Wallace, investigate the possibility of auction of the property due to unpaid taxes and apprise the Board should the property become available. Mr. Sheffield stated that he would invite Mr. David James, a realtor, to the next meeting for further discussion.

EASEMENTS

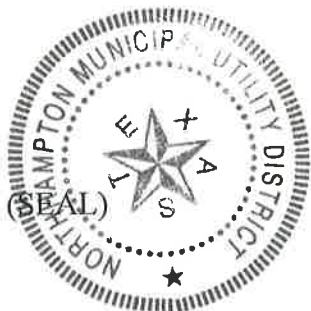
Director Thomas executed the Landmark at Auburn Lakes, LLC 0.1106-acre Drainage Easement, which was previously approved at the September 16, 2019 Board meeting, and the Cypressbrook Gosling, LP 0.2445-acre Water Line Easement.

OTHER MATTERS

Mrs. Lisa June discussed the email from resident Jennifer Villarreal concerning ongoing problems with her garbage collection. She will forward Ms. Villarreal's email to Russell Wolff of Residential Recycling & Refuse of Texas. Mrs. June stated that complaints from residents had decreased. Mr. Sheffield stated most of the problems concern back-door pickup and that eliminating this part of the service would reduce many issues. Mrs. June stated she would publish the garbage collection guidelines in the next Northampton Newsletter.

Concerning the newsletter, Mrs. June stated that Hampton Creek does not receive the newsletter which is delivered to over 400 homes. She said she would contact the Hampton Creek HOA to discuss the possibility of having it delivered to those residents if their HOA wishes to do so.

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




Secretary, Board of Directors