

HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 36
MINUTES OF MEETING OF BOARD OF DIRECTORS
SEPTEMBER 9, 2025

The Board of Directors (the "Board" or "Directors") of Harris County Water Control and Improvement District No. 36 (the "District") met in regular session at 4:00 P.M. at 903 Hollywood, Houston, Texas 77015 on **Tuesday, September 9, 2025**, pursuant to notice of said meeting posted in accordance with Chapter 551 of the Texas Government Code. The roll was called of the members of the Board, to-wit:

Gerardo Parra	President
Ronald S. Holder	Vice President
Maria E. Koukoulakis	Secretary
Eddie Cantu	Assistant Secretary
Tammy Eason	Director

All members of the Board were present, with the exception of Director Cantu, thus constituting a quorum. Also attending were Regina Duncan ("General Manager"); Gricelda Medrano ("Bookkeeper"); Gabriella Crain ("Executive Assistant"); Chantal Robbinson ("District Employee"); Brenda McLaughlin of Bob Leared Interests ("Tax Assessor/Collector"); Jennifer Shakra of A&S Engineers, Inc. ("District's Engineer"); Erica Rocha joined via zoom, Kaury McConahay of S.E.A.L. Security Solutions, LLC ("S.E.A.L."); and Will Petrov, attorney of Johnson Petrov LLP ("District's Attorney").

1. Public Comment. The President first opened the meeting to public comment concerning the business of the District. There being no public comment, the President directed the Board to proceed with the agenda.

2. Minutes. The Board next, considered approval of the regular meeting minutes of August 26, 2025 and the special workshop minutes of September 4, 2025, copies of which were distributed to the Board.

Upon motion by Director Holder, seconded by Director Eason, after full discussion and with all Directors present voting aye, the Board approved the regular meeting minutes of August 26, 2025 and the special workshop minutes of September 4, 2025, as presented.

3. Tax Assessor-Collector Report. The Board considered the Tax Assessor-Collector Report, prepared by Bob Leared Interests, a copy of which is attached as Exhibit "A." Ms. McLaughlin presented and reviewed the Tax Assessor Collector Report with the Board, reporting 94.2% of the 2024 taxes have been collected as of August 31, 2025.

Upon motion by Director Holder, seconded by Director Koukoulakis, after full discussion and with all Directors present voting aye, the Board approved the Tax Assessor-Collectors Report.

4. S.E.A.L. Security. Sgt. Rocha presented the S.E.A.L. Patrol Report, a copy of which is attached hereto as Exhibit "B." Sgt. Rocha reviewed the recent activities in the District and responded to questions from the Board.

Upon motion by Director Koukoulakis, seconded by Director Eason, after full discussion and with all Directors present voting aye, the Board approved the S.E.A.L. Patrol Report.

5. Bookkeeper's Report. The Board then reviewed the current invoices for payment.

Upon motion by Director Eason, seconded by Director Holder, after full discussion and with all Directors present voting aye, the Board approved payment of the invoices presented.

6. Financial Advisor's Report. The Financial Advisor's Report was postponed.

- a. The Board reviewed a Resolution Determining District's status for Tax Rate Calculation Purposes, a copy of which is attached hereto as Exhibit "C."

The Board reviewed definitions for the three (3) categories that a district can be characterized with the Board: i) being a Low Tax Rate District, as defined by Texas Water Code, Section 49.23601, as a district with a maintenance and operating tax under 2.5%, and would be allowed an annual tax increase not to exceed eight (8%) percent except by a mandatory election; ii) being a Developed District, as defined by Texas Water Code Section 49.23602, as a district that has 95% of its infrastructure built out, constructed and paid for, and would be allowed an annual tax increase not to exceed 3.5%, except by a mandatory election or iii) a "Developing District," as defined by Texas Water Code, Section 49.23603, in which an annual tax increase that does exceed 8%, is subject to an election only if you receive a petition from the required number of residents under the Water Code.

Upon motion by Director Holder, seconded by Director Koukoulakis, after full discussion and with all Directors present voting aye, the Board adopted the Resolution to Characterize the District's status as a Developed District.

7. Engineer's Report. The Board then considered the Engineer's Report, prepared by A&S Engineers, Inc., a copy of which is attached hereto as Exhibit "D." Mr. Anderson reviewed the written report and updated the Board on the current engineering activities and construction updates in the District.

- a. Upon motion by Director Eason, seconded by Director Holder, after full discussion and with all Directors present voting aye, the Board approved the Engineer's Report.

8. General Manager's Report. The Board then considered the General Manager's Report, a copy of which is attached as Exhibit "E."

Upon motion by Director Holder, seconded by Director Eason, after full discussion and with all Directors present voting aye, the Board approved the General Manager's Report.

9. New Business/Annual Agenda:

- a. a. TML Insurance Renewal Proposal. Ms. Duncan reviewed the TML insurance renewal quote for the policy period of 10/1/2025 thru 09/30/2026. A copy of which is attached to the General Manager's Report.

Ms. Duncan noted a policy increase of \$9,295.30 from last year's quote.

Upon motion by Director Eason, seconded by Director Holder, after full discussion and with all Directors present voting aye, the Board approved the TML insurance renewal quote for the policy period of 10/1/2025 thru 09/30/2026.

10. Executive Session. None.
11. Receive other presentations, reports or updates from Board members, consultants, or employees. None.

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD,
the meeting was adjourned at 4:56 p.m.

PASSED and APPROVED this 23rd day of September, 2025.

Maria E. Korkoulakis
Secretary, Board of Directors

EXHIBITS:

- A - Tax Assessor-Collector Report
- B - S.E.A.L. Security
- C - Resolution Determining District's status for Tax Rate Calculation Purposes
- D - Engineer's Report
- E - General Manager's Report

