

MINUTES OF REGULAR MEETING
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 18
HARRIS AND BRAZORIA COUNTIES, TEXAS

February 28, 2017

THE STATE OF TEXAS §
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HARRIS AND BRAZORIA §

COUNTIES §

The Board of Directors (the "Board") of Brazoria County Municipal Utility District No. 18 (the "District") of Harris and Brazoria Counties, Texas, met in regular session, open to the public, at 5:00 p.m., on the 28th day of February 2017, at the Recreational Center, 4141 Bailey Road, Pearland, Brazoria County, Texas, within the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board, to-wit:

O. E. (Mickey) McDonald	President
Wesley J. Boyer	Vice President
Richard W. Wach	Secretary/Treasurer
Kerri Connor	Assistant Secretary/Treasurer
Ronald Gerlach	Director

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

Also present were Ms. Dana Davis of Myrtle Cruz, Inc., the District's Bookkeeper; Ms. Esther Kumaga of Assessments of the Southwest, Inc., the District's Tax Assessor/Collector; Mr. Jaime Salinas, P.E., of Huitt Zollars, Inc., the District's Engineer; Ms. Stacey Wagner of Champions Hydro-Lawn; Mr. Kevin Cole of Towne Lake Estates Homeowners Association; Mr. Bill Burdicks of Villa Masters Homeowners Association; and Mr. John R. Wallace of Bacon & Wallace, L.L.P., the District's Attorney.

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.

PLEDGE OF ALLEGIANCE

Director McDonald led the meeting in the Pledge of Allegiance.

PUBLIC COMMENTS

Kevin Cole discussed matters related to the Town Lake Estates detention pond erosion. Jaime Salinas informed the Board that he had reviewed the pond and stated the pond was a dual purpose detention and amenity lake pond, and owned by the Homeowners Association ("HOA"). Mr. Salinas said the District did not fund the project and the erosion was at the water's edge, which

meant that the District could not participate in the cost of the repairs. Mr. Cole informed the Board that the Developer did a poor job, and the pond had a design issue including no makeup well. He stated the HOA Board members wanted to approach the District about the pond issues. Stacy Wagner suggested that Champions Hydro-Lawn could quote the repair. Mr. Cole informed the Board that the HOA would most likely proceed with a small bulkhead project in phases.

APPROVAL OF MINUTES

Minutes for the meeting of the Board of Directors held on January 24, 2017 were presented for review and approval. Upon motion duly made and seconded, the Board voted unanimously to approve the minutes as presented.

TAX ASSESSOR/COLLECTOR'S REPORT

Esther Kumaga presented the Tax Assessor/Collector's Report, a copy of which is attached hereto as an exhibit. Ms. Kumaga reported that as of January 31, 2017, 85% of the District's 2016 tax levy had been collected, and \$183,000 had been collected since then. Ms. Kumaga presented and reviewed the Delinquent Tax Roll for 2016 and prior years, a copy of which is attached hereto as an exhibit. Upon motion duly made and seconded, the Board voted unanimously to approve the Tax Assessor/Collector's Report and the disbursements from the tax account.

BOOKKEEPER'S REPORT

Dana Davis presented the Bookkeeper's Report, a copy of which is attached hereto as an exhibit. Ms. Davis stated the debt service payments were made on March 1, 2017. She next informed the Board that the City of Pearland (the "City") had paid their MUD fees for December 2016 and January 2017; however, the payments were not reflected in this month's report. Ms. Davis reviewed the seventh month of the year-to-date budget and the Investment Report, copies of which are attached hereto as exhibits. She indicated that the District had a surplus for the year. Upon motion duly made and seconded, the Board voted unanimously to approve the Bookkeeper's Report, the Investment Report, and payment of checks as presented.

ENGINEER'S REPORT/DETENTION POND MAINTENANCE

Jaime Salinas presented the Engineer's Report, a copy of which is attached hereto as an exhibit. He indicated that the mowing had been completed for February and the next scheduled mowing would be March 2017. He stated the fertilizing and over seeding project was scheduled for April 2017.

Mr. Salinas informed the Board that he had been contacted by LJA Engineering regarding the Villa Masters Remote Detention Pond. He said LJA Engineering had requested an additional 10 foot right of way along the east boundary of the detention pond. He informed the Board that 20 feet had already been set aside for the road, and the additional requested 10 foot would not interfere with the maintenance or reduce the detention pond capacity. Bill Burdick said he had reviewed the plans and did not see an issue with providing additional access. He explained that the HOA owned the land and it would be a paved public road. He informed the Board that the road would provide better access to the pond and they still would have 30 feet of maintenance berm. Director Gerlach stated he had requested a concrete entrance driveway and he was

considering asking for all sides to be fenced, especially on the creek side. Mr. Salinas recommended the Board consider LJA Engineering's request for the additional 10 foot of right of way. Upon motion duly made and seconded the Board agreed to accept the proposal as presented.

Mr. Salinas next reported on Villa D' Este Section 2 storm water quality feature, and he stated the City had agreed to maintain the facility moving forward. He informed the Board that he would follow-up with the City to document their commitment.

Ms. Wagner stated the extreme event overflow swale at Villa D' Este Section 2 has been dry out and clean. She recommended adding a steel edging to prevent silting, and she noted the estimated cost including installation, to be \$1,800. Ms. Wagner said the area seemed to be okay now; however, she suggested to continue monitoring the area to see whether it would drain properly during the upcoming rainy season. The Board then agreed to take this recommendation under advisement. Upon motion duly made and seconded, the Board voted unanimously to accept the report as presented.

TAX RESOLUTIONS

John Wallace reviewed a Resolution Concerning Exemptions from Taxation for the 2017 Tax Year, a copy of which is attached hereto as an exhibit. The Resolution includes a \$30,000 exemption for taxpayers over 65 years of age or disabled, with no general homestead exemption. Following discussion, upon motion duly made and seconded, the Board voted unanimously to adopt the Resolution Concerning Exemptions from Taxation for the 2017 Tax Year.

Mr. Wallace then presented and reviewed with the Board a Resolution Implementing 20% Penalty on 2016 Delinquent Taxes and Contracting with Attorneys to Collect Delinquent Taxes, a copy of which is attached hereto as an exhibit. Following discussion and upon motion duly made and seconded, the Board voted unanimously to approve the Resolution as presented.

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





Secretary, Board of Directors