

MINUTES OF REGULAR MEETING
THE WOODLANDS ROAD UTILITY DISTRICT NO. 1
August 19, 2019

The Board of Directors (the "Board") of The Woodlands Road Utility District No. 1 (the "District") met in Regular Session, open to the public, on the 19th day of August, 2019, at 10:00 a.m., at the regular meeting place of the Board at 2455 Lake Robbins Drive, The Woodlands, Montgomery County, Texas, outside the boundaries of the District, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Bill A. Neill	Chairman
Richard A. DeBone	Vice Chairman
Winton R. Davenport, Jr.	Secretary
Gil Staley	Assistant Secretary
Lloyd W. Matthews	Assistant Secretary
Bruce Rieser	Director
Mark Keough	Director

with all of said persons being present, with the exception of Directors Neill, DeBone and Rieser, thus constituting a quorum.

Also present were Mark Miller of Municipal Accounts & Consulting, L.P. ("MA&C"), Randy Bowles of LJA Engineering, Inc. ("LJA"), Chris Begala and Jim McGrath of Begala-McGrath, LLC ("Begala-McGrath"), Spencer Day of Masterson Advisors, LLC ("Masterson"), Jason Millsaps, representative of Montgomery County, and Bryan Yeates of Schwartz, Page & Harding, L.L.P. ("SPH").

In the absence of the Chairman, Director Davenport opened as the presiding officer and announced that a quorum was present, declaring the meeting open for such business as might regularly come before the Board.

PUBLIC COMMENT

There were no comments received from the public.

MINUTES OF MEETING

The Board reviewed the minutes of the meeting held on July 15, 2019. Following review and discussion, Director Davenport moved that such minutes be approved, as presented. The motion was seconded by Director Staley and carried by unanimous vote.

RECOMMENDATION CONCERNING PROPOSED 2018 TAX RATE

Mr. Day reviewed with the Board the effective tax rate calculation prepared by the District's tax assessor/collector and advised that Masterson is recommending that the District adopt a 2019 debt service tax rate of \$0.18 per \$100 of assessed valuation, and a 2019 maintenance tax rate of \$0.02 per \$100 of assessed valuation. A copy of said calculation is attached hereto as **Exhibit A**. Following discussion, Director Davenport moved that the Board

declare its intention to levy a 2019 debt service tax rate of \$0.18 per \$100 of assessed valuation and a 2019 maintenance tax rate of \$0.02 per \$100 of assessed valuation. The motion was seconded by Director Staley and carried by unanimous vote.

ACCEPTANCE OF CERTIFICATION OF EXCESS COLLECTIONS AND DEBT SERVICE COLLECTION RATE

The Board of Directors next received and reviewed a certification of excess debt service tax collections prepared by Tammy McRae, the District's tax assessor-collector, for debt service taxes for 2018-2019. Following review, Director Staley moved that the Board of Directors accept the certification of excess debt service tax collections, as presented. The motion was seconded by Director Davenport and carried by unanimous vote.

The Board of Directors then received and reviewed Ms. McRae's certification that the 2018-2019 anticipated debt service collection rate of 100% will be used in calculating the District's 2019 effective tax rate. Following review, Director Staley moved that such certification be accepted, as presented. The motion was seconded by Director Davenport and carried by unanimous vote.

Copies of the certifications thus approved are attached hereto as **Exhibit B**.

ENGINEER'S REPORT

Mr. Bowles advised that he had nothing new to report to the Board at this time.

DEVELOPER'S REPORT

There was no report to be presented at this time.

TAX ASSESSOR/COLLECTOR REPORT

The Board next reviewed a written report prepared by Ms. Tammy McRae, the District's tax assessor/collector, concerning the accounting for and disbursement of tax collections for the month of July 2019. During such review, it was noted that, after adjustments, 99.54% of the District's 2018 taxes have been collected as of June 30, 2019. A copy of such report is attached hereto as **Exhibit C**.

DISCUSSION REGARDING HOUSE BILL 2840 AND SENATE BILL 944

Mr. Yeates discussed House Bill 2840 with the Board, which adds Section 551.007, Texas Government Code, and sets forth requirements regarding public comments at Board meetings. In this regard, he noted that although the Board already includes an item regarding public comments on all agendas, SPH is considering whether House Bill 2840 will (i) impact the order of that item on the agenda, such as whether it appears as the first item on the agenda, and (ii) require any additional language on agendas explaining the public's rights to provide comments, and the content of such additional language, if added.

Mr. Yeates next discussed Senate Bill 944 with the Board, which modifies Chapter 552, Texas Government Code (the "Public Information Act"), and primarily clarifies existing law regarding local government records. He advised the Board that, beginning on September 1, 2019, public information, which includes information written, produced, collected, assembled or maintained in connection with the transaction of District business, created or received by Directors or former Directors on a privately owned device, including e-mails, notes, text messages, or other documents, is subject to a request for information under the Public Information Act. Such information must either be forwarded to SPH or a District server or preserved by the Director in its original form in a backup or archive and on their private device for the minimum amount of time required for the applicable information under the District's records retention schedules. Directors must turn over such information on their private devices within 10 days of a request for same from the District's Records Management Officer or be subject to discipline by the Board or any other applicable penalties provided by the Public Information Act or Texas law.

BOOKKEEPER'S REPORT

The Board reviewed a bookkeeping report, dated as of August 19, 2019, including a list of bills and charges to be paid, as prepared by MA&C. Following discussion, Director Davenport moved to approve such report and pay the bills and charges listed therein, with the exception of check nos. 2356 and 2359, which were voided. The motion was seconded by Director Staley and carried by unanimous vote. A copy of the bookkeeping report thus approved is attached hereto as **Exhibit D**.

DISTRICT WEBSITE

Mr. Yeates presented to and reviewed with the Board a Memorandum regarding Legal Requirements for the District's Proposed Website and Other Considerations, a copy of which is attached here to as **Exhibit E**. Mr. Yeates advised that the Memorandum contains updated website requirements following the 86th Regular Session of the Texas Legislature. No action was taken by the Board in connection with this matter.

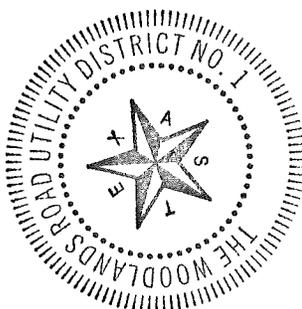
CLOSED SESSION

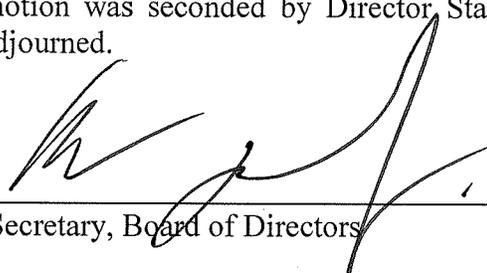
The Secretary announced that a closed session would not be necessary.

ADJOURNMENT

There being no further matters to come before the Board, Director Davenport moved that the meeting be adjourned. The motion was seconded by Director Staley and carried by unanimous vote, and the meeting was adjourned.

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(SEAL)





Secretary, Board of Directors

List of Attachments to
The Woodlands Road Utility District No. 1
Minutes of Meeting of August 19, 2019

- Exhibit A – Recommendation concerning the District's 2019 Tax Rate as prepared by Masterson Advisors, LLC
- Exhibit B – Certifications of Excess Collections and Debt Service Rate
- Exhibit C – Tax Assessor/Collector's Report for July 2019
- Exhibit D – Bookkeeper's Report
- Exhibit E – Memorandum regarding Legal Requirements for the District's Proposed Website and Other Considerations