

**HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 110
MINUTES OF MEETING OF BOARD OF DIRECTORS**

MARCH 28, 2009

**THE STATE OF TEXAS
COUNTY OF HARRIS
HARRIS COUNTY WATER CONTROL AND
IMPROVEMENT DISTRICT NO. 110**

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The Board of Directors (the "Board") of Harris County Water Control and Improvement District No. 110 (the "District") met in **special session**, open to the public, at the designated meeting place of the Board in the District on **March 28, 2009 at 9:00 a.m.**, whereupon the roll was called of the duly constituted officers and members of the Board, to-wit:

James N. Williams	-	President
Jeannie Satterwhite	-	First Vice President
Jerry A. Strickland	-	Second Vice President
Texas H. Stevens	-	Secretary
Tom Dowdy	-	Treasurer/Investment Officer

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

Also attending the meeting were Jody Dellinger, Parks and Recreation Manager for the District; Kay Divin, the District's Water and Sewer Operations Manager; John Davis of Langford Engineering, Inc. ("Langford"), Engineers for the District; members of the public listed on the attached Attendance Sheet; and Maria S. Parker and Josh J. Kahn of Coats, Rose, Yale, Ryman & Lee, P.C. ("Coats|Rose"), Attorney for the District.

The meeting was called to order and the following business was conducted.

CYPRESSWOOD LAKE DETENTION PONDS

The Board recognized Phill Henton, President of the Cypresswood Lake Homeowners Association (the "HOA"), who discussed with the Board the maintenance of three detention ponds in the Cypresswood Lake subdivision (Detention Pond Nos. 2, 3 and 4). Mr. Henton noted that the fourth detention pond (Detention Pond No. 5) was currently being maintained by the HOA as an amenity feature within the subdivision. Mr. Henton explained to the Board the financial hardships that the HOA has been presented with since the HOA was turned over to the residents. Mr. Henton noted that the current HOA dues in Cypresswood Lake are \$532/year and the HOA has collected approximately 82% of the assessments for the current year, with a total delinquency of approximately \$83,000.00 for all years. Mr. Henton presented three proposals from the HOA for the maintenance of Detention Pond Nos. 2, 3 and 4: (1) have the District pay 100% of the costs for the clean-up of the three ponds, (2) have the District pay for a portion of the costs for the clean-up of the three ponds, and (3) have the District pay for the clean-up costs for the three ponds and also fund one-year of maintenance on such ponds, with such costs to be passed through on the water bills of the customers within Cypresswood Lake.

The Board then recognized Phil Halbert, who estimated that the costs for the initial clean-up of the three ponds is \$68,000 and the annual maintenance for the three ponds would be approximately \$31,000.

The Board then discussed the best alternative for the District and the residents of Cypresswood Lake.

CLOSED SESSION

Upon motion duly made by Director Dowdy and seconded by Director Satterwhite, the Board voted unanimously to convene in closed session at 10:45 a.m. to discuss real estate matters.

OPEN SESSION

Upon motion duly made by Director Strickland and seconded by Director Dowdy, the Board voted unanimously to reconvene in open session at 11:20 a.m.

After further discussion regarding the maintenance of the detention ponds in the Cypresswood Lake subdivision, Director Strickland motioned to have the District (1) assume the responsibility for the initial clean-up and also the on-going annual maintenance of Detention Pond Nos. 2, 3 and 4 in the Cypresswood Lake subdivision (not for the amenity lake, Detention Pond No. 5), subject to the HOA conveying title to Detention Pond Nos. 2, 3 and 4 to the District; (2) assume the responsibility for the storm water quality permitting for all four detention ponds in the Cypresswood Lake subdivision (as there is only one storm water quality permit that covers all four ponds), (3) pass the costs for the initial clean-up and annual maintenance to the customers within the Cypresswood Lake subdivision, and (4) to work with the HOA to determine the best alternative for passing such costs to the customers of the Cypresswood Lake subdivision.

There being no further business to come before the Board, upon motion duly made and seconded, the meeting was adjourned.

APPROVED THIS

April 8, 2009


Secretary, Board of Directors