

WESTWOOD SHORES MUNICIPAL UTILITY DISTRICT
Minutes of Special Meeting of Board of Directors

January 4, 2023

The Board of Directors (the "Board") of Westwood Shores Municipal Utility District (the "District") met in special session, open to the public, at 75 Cottonwood Road, Trinity, Texas 75862, a designated meeting place inside the boundaries of the District and the roll was called of the members of the Board as follows:

Director Gallagher	President
Robert Stoddard	Vice President
John Wolf	Secretary
Ken Bateman	Assistant Secretary
Jim Atkinson	Director

All the above were present thus constituting a quorum.

Also present at the meeting were William Jordan, Liza Prudhomme-Mireles, Fred Alexander, Herbert Lyons of Inframark Water Infrastructure Operations ("Inframark"); Joshua Zientek and Frank Mitchell of Mitchell, Zientek & Scruggs, LLP ("MZSLLP"); Pam McKay of Westwood Shores Municipal Utility District; Rico Rodriguez and Shae Moore of Civil Grade Engineers ("Civil Grade"); and various members of the public.

CALL THE MEETING TO ORDER AND PLEDGE OF ALLEGIANCE

Director Gallagher called the meeting to order at 9:30 a.m. and Director Atkinson led the Pledge of Allegiance. Director Gallagher addressed the public recommending that public comments be held until later in the meeting to allow for the District's consultants to answer them during their various reports.

UPDATES RELATED TO RECENT EXTREME WEATHER EVENT, INCLUDING RECENT FREEZE, AND UPDATES FROM DISTRICT CONSULTANTS

Mr. Jordan from Inframark introduced himself and his management team which consisted of Ms. Prudhomme-Mireles, Mr. Alexander, and Mr. Lyons. Ms. Prudhomme-Mireles gave an update of the timeline of the events of the freeze. She outlined the timeline of events, including when Trinity Rural Water Supply Corporation stopped providing water, communications with MZSLLP, Civil Grade, and Director Gallagher throughout the Christmas holiday to ensure that residents continued to have water. She further detailed the causes of the boil water notice, brown water, and various communications to the public. Director Gallagher provided additional information on coordination with the District's consultants and further informed the rest of the Board on the events which occurred. Lastly, Ms. Prudhomme-Mireles advised how water service was returned to normal. Director Gallagher asked about a line that froze during the freeze and Mr. Jordan noted that the freezing took place underground. Mr. Rodriguez noted that there are several system weaknesses that could be improved to prevent some of these issues in the future. Director Stoddard moved to authorize Mr. Rodriguez to research options for winterization for the District not to exceed 20 hours in the next two weeks and to authorize the Engineering Committee to

WESTWOOD SHORES MUNICIPAL UTILITY DISTRICT
Minutes of Special Meeting of Board of Directors

authorize additional hours as needed. Director Atkinson seconded the motion and the motion passed unanimously.

ENGINEER'S REPORT

Mr. Rodriguez thanked Inframark for their efforts during the freeze and noted that once Water Plant No.1 and Water Plant No.2 are both completed and fully functional then the District will have a sufficient supply of water for the community without any need for water from the Trinity Rural Water Supply Corporation. Director Stoddard outlined the terms of the contract between the District and Trinity Rural Water Supply Corporation. He further expressed concern that Water Plant No.1 was not completed more timely. After Mr. Rodriguez explained supply chain difficulties and the requirement to use Made-In-America steel, Director Atkinson asked about a possible variance for that requirement. Mr. Rodriguez explained the process for requesting a variance which has passed. Mr. Rodriguez then advised the Board that the current contractor deadline is March 2023 for completion.

BOOKKEEPER'S REPORT

Ms. Pfeffer was not able to attend the meeting. Mr. Zientek noted that there is one issue to discuss in Executive Session.

CONSIDER AND APPROVE MESSAGE ON DISTRIBUTION

Director Gallagher noted that she has drafted a statement to send out to the residents regarding the Rate Order changes and Mr. Zientek outlined the requirement to provide notices to residents for Senate Bill 3 related to Extreme Weather Events. The Board went through the statement letter and discussed the matters within. Director Gallagher gave an update on the new Rate Order and Rate Sheet as approved by the Board. Director Stoddard moved to approve the statement prepared by Director Gallagher and authorize the mailing of the rate sheet prepared by Ms. McKay. The motion was seconded by Director Atkinson and passed unanimously.

DISCUSS PENDING BUSINESS AND MATTERS FOR FUTURE AGENDAS

The members of the public expressed their concerns related to multiple topics including, fees of office, rate increases, funding sources, property values, and water and sewer service during the recent freeze. Mr. Zientek updated the board on the termination provisions of the current contract with Trinity County Appraisal District and the possible need for a separate contract with Perdue Brandon Fielder Collins & Mott, LLP.

EXECUTIVE SESSION PURSUANT TO TEXAS GOVERNMENT CODE, SECTION 551.071, ET. SEQ.

The Board enter Executive Session at 11:22 a.m. pursuant to Texas Government Code Sec. 551.071, consultation with attorney.

WESTWOOD SHORES MUNICIPAL UTILITY DISTRICT
Minutes of Special Meeting of Board of Directors

RECONVENE IN OPEN SESSION AND AUTHORIZE ANY ACTION RESULTING FROM
EXECUTIVE SESSION

The Board reconvened in Open Session at 11:44 a.m.

ADJOURNMENT

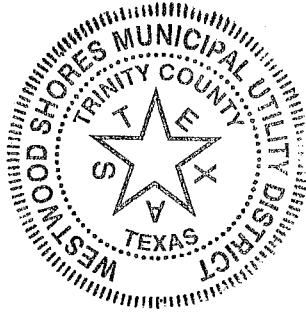
There being no further items for consideration, Director Atkinson moved, and Director Bateman seconded, to adjourn the meeting. The motion passed unanimously.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

WESTWOOD SHORES MUNICIPAL UTILITY DISTRICT
Minutes of Special Meeting of Board of Directors

Approved this January 17, 2023.

(SEAL)



WESTWOOD SHORES MUNICIPAL
UTILITY DISTRICT

/s/John Wolf

Secretary, Board of Directors