

MINUTES OF THE BOARD OF DIRECTORS

January 29, 2018

The Board of Directors (the "Board") of Bilma Public Utility District (the "District") of Harris County, Texas, met in special session, open to the public, at the Spring Creek Oaks Clubhouse II, 6002 Bur Oak, Spring, Texas 77379, on Monday, January 29, 2018, at 5:00 p.m.; whereupon, the roll was called of the members of the Board, to-wit:

H. Mark Stoebner	President
Dennis E. Winkler	Vice President
F. Anthony Musgrave	Secretary
Cynthia D. Day	Assistant Secretary
Steve Hoffman	Director

All members of the Board were present, thus constituting a quorum. Also attending the meeting were: Ms. Tara Klein and Ms. Christine Johnson of Four and One Landscape Architecture ("Four and One"); Mr. Michael Murr of Murr Incorporated ("Murr"); Mr. Bryan Janhsen of Knudson LP ("Knudson"); and Ms. Robin S. Bobbitt, attorney, of Radcliffe Bobbitt Adams Polley PLLC ("RBAP"), attorneys for the District.

Whereupon, the meeting was called to order and evidence was presented that public notice of the meeting had been given in compliance with the law. The posted notices of the meeting are attached hereto.

HEAR PRESENTATIONS AND CONDUCT INTERVIEWS WITH REPRESENTATIVES OF LANDSCAPE ARCHITECTURE FIRMS RELATED TO PROPOSED PARK MASTER PLAN

Ms. Klein and Ms. Johnson entered the meeting at this time. Ms. Klein reviewed Four and One's proposal for providing park planning services to the District, a copy of which is attached hereto. Ms. Klein stated that she likes to engage the community in preparing with a park master plan in order to get feedback from residents, as well as get the residents excited about the plan. Ms. Klein further stated that there are many things besides playground equipment that can be included in a park, such as bocce ball, ping pong and elevated hill areas. Ms. Klein also stated that she is always concerned with water conservation in her projects. Director Day then asked Ms. Klein if she has experience with drainage channels, because the District is considering improving the area along its existing drainage channel. Ms. Klein stated that she does have experience with drainage channel area improvements and is currently working on several projects that include improvement of such areas. Director Winkler then asked if there was a template for how many dollars would be required for maintenance of a park area for each dollar expended for capital improvements. Ms. Klein explained that there is too much variation on each project to be able to estimate maintenance costs. Ms. Klein further stated that Four and One prepares very detailed maintenance specifications for its projects, and that maintenance needs for each project will depend on the foot traffic and use that the area receives. Director Winkler next asked about the expected life span for park improvements and estimate of when additional capital expenditures would be required to refurbish or update park improvements. Ms. Klein stated that the normal wear and tear of a park, the life span of the park components and potential savings in water use costs are all considered in the overall park

lifespan. Director Musgrave then stated that he does not anticipate the District's proposed project to include a large park, and asked if that is the type of project Four and One would be comfortable working on. Ms. Klein stated that Four and One does all types of projects and that she wants the District to get as much value as possible for the amount of capital expenditures the District puts into the project.

Ms. Klein and Ms. Johnson then thanked the Board and exited the meeting and Mr. Janhsen entered the meeting at this time.

Mr. Janhsen then reviewed Knudson's proposal for preparing a park master plan and providing park planning services to the District, a copy of which is attached hereto. Mr. Janhsen stated that Knudson has been in business for 26 years and that the firm provides planning and landscape architecture services as well as park planning services. Mr. Janhsen next explained that Knudson would be able to prepare a master plan to fit the District's specific needs. Mr. Janhsen explained that if park bonds are used to fund the District's project, then there will be more planning required and the project will likely be more costly overall. Mr. Janhsen further explained that community involvement and input is very important in the park planning process. Mr. Janhsen next explained that the first step would be to develop the park plan and hold a park bond election if the District decided to fund the project with park bonds, and that the second step would be to execute the plan. Director Winkler then asked if Knudson has a maintenance cost matrix or formula for estimating park maintenance costs. Mr. Janhsen responded that it is best to review maintenance costs after the plan is developed and that he likes to get the District's operator involved in discussing a maintenance plan. Mr. Janhsen further stated that items like benches and trash receptacles are the most frequently replaced items and that it is a good idea to prepare an annual budget as well as a capital replacement budget for park facilities. Director Stoebner then asked if Mr. Janhsen has any experience dealing with the Harris County Flood Control District ("HCFCD") regarding improvements along drainage channels. Mr. Janhsen stated that he is currently working on such a project in Clear Lake and that his firm is well known by various Harris County (the "County") governmental agencies. Director Musgrave then stated that the District's project will not be include a large park, and asked if that is the type of project that Knudson would be interested in working on. Mr. Janhsen stated that Knudson works on all types and sizes of park projects and noted that the project can be undertaken in multiple phases.

Mr. Janhsen exited the meeting and Mr. Murr entered the meeting at this time.

Mr. Murr then reviewed Murr's proposal for a park master plan, a copy of which is attached hereto. Mr. Murr stated that he has been in business for over 15 years, and that he has a wide variety of experience with utility district park projects. Mr. Murr then explained that he likes to go through the planning process and help his clients determine what park facilities and improvements would work best for each district. Mr. Murr further stated that part of the planning process is developing a funding source, budget and schedule. Mr. Murr also stated that he would help the District with community meetings about the proposed park improvements. Director Musgrave then asked Mr. Murr his view on conducting community meetings. Mr. Murr stated that he would assist in helping to present the information about the proposed park to the community and that it is a good idea to have communication between the District and the community and have the full support of the community for the project. Director Stoebner then

asked Mr. Murr if he has experience with the HCFCD in connection with improvements along drainage channels. Mr. Murr responded that he has a good relationship with HCFCD and the County and that he has done several projects involving the HCFCD, but noted that they are becoming more difficult to work with. Mr. Murr then reviewed various park projects that his firm has completed. Mr. Murr also stated that he has a landscape and park maintenance company called Park Rangers. Director Winkler then asked how often a park would need to be recapitalized. Mr. Murr explained that if you install cheap equipment to begin with, then the equipment will have to be replaced more often. Mr. Murr further explained that good equipment should last about 10 to 12 years, but that it will depend on the kind of equipment that is installed. Director Winkler then asked if Mr. Murr has any experience with splash pads. Mr. Murr responded that he does have experience with splash pads and further explained that there are two types of splash pads including recycled water splash pads and potable water splash pads, but that he does not like the potential risks associated with using a recycled water system in a splash pad.

Mr. Murr then thanked the Board and exited the meeting at this time.

Ms. Bobbitt next briefly reviewed the park bond election process with the Board. Extensive discussion regarding park planning services, the development of a park master plan and the funding options for park facilities and improvements.

Director Winkler suggested that the Board submit a list of additional questions for the landscape architect firms to provide responses, including but not limited to the number of park bond applications each firm has worked on and specific experience with park improvements along drainage channels and detention ponds. Ms. Bobbitt stated that she would prepare the questions and forward them to the Board for review prior to submitting the questions to the landscape architect firms.

The Board then determined that the additional questions would be submitted to Four and One and Murr and requested that Ms. Bobbitt prepare a letter to Knudson advising them that they were not included in the final decision process for a park planning consultant for the District.

DISCUSS REQUEST FOR SPONSORSHIP PARTICIPATION IN COMMUNITY EARTH DAY ON APRIL 21, 2018 AND TAKE ANY NECESSARY ACTIONS ON SAME

Director Day stated that she would research the cost of sapling trees for the District to use as giveaways at the upcoming Community Earth Day event on April 21, 2018 being organized by Harris County Municipal Utility District No. 24.

UPDATE ON STATUS OF REQUEST FOR ANNEXATION BY 9.6 KUYKENDAHL, J.V. PURSUANT TO AN ANNEXATION AND REAL PROPERTY DEDICATION AGREEMENT, DATED JULY 7, 2000, DISCUSS PROPOSED OFFER FOR PURCHASE OF PROPERTY, AND TAKE ANY NECESSARY ACTIONS ON SAME

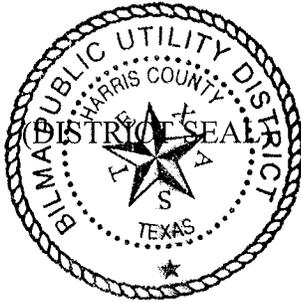
Ms. Bobbitt stated that she had no update on this issue.

REVIEW AND DISCUSS WEBSITE UPDATE PROPOSAL RECEIVED FROM
1190 DESIGNS AND TAKE ANY NECESSARY ACTIONS ON SAME

The Board then discussed the 1190 Designs website update proposal. Ms. Bobbitt reviewed with the Board the various website design cost options as well as the monthly website maintenance options. Upon motion by Director Winkler, seconded by Director Day, after full discussion and the question being put to the Board, the Board voted unanimously to approve the contract with 1190 Designs for the design of a custom website at a cost of \$2,800 and maintenance option 2 in the amount of \$150 per month. Ms. Bobbitt stated that she would review the existing agreement/contract with The Texas Network regarding the termination of services with such firm.

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

PASSED, APPROVED AND ADOPTED this 1st day of March, 2018.




Secretary, Board of Directors