

**EAST END DISTRICT  
Regular Meeting of the Board of Directors  
August 26, 2021**

The Board of Directors (the “Board”) of the East End District (the “District” or “EED”) met in regular session, open to the public, via video/audio conference on Thursday, August 26, 2021, at 3:30 p.m. The video/audio conference meeting was authorized pursuant to the March 16, 2020 Declaration by the Governor of the State of Texas, which suspended certain provisions of Chapter 551, Texas Government Code, in response to the Coronavirus (COVID-19) disaster. The Governor’s Proclamation permitted governmental bodies to conduct meetings via telephone or videoconference to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the COVID-19. The roll was called for the members of the Board, to-wit:

Position 1	Anna Deans	
Position 2	Blanca Blanco	Assistant Secretary
Position 3	Stephen Quezada	Treasurer
Position 4	Ann Bacon	
Position 5	Roy Lira	
Position 6	Joe Meppelink	Chairman
Position 7	Lani Baker	
Position 8	Jose Valdez	
Position 9	Devin Licata	
Position 10	Josue Perez	
Position 11	Taryn Sims	Secretary
Position 12	Elliot Barner	
Position 13	Vacant	
Position 14	Marjorie Peña	
Position 15	Susan Sahwani-Garcia	

and all of the above were present except for Directors Meppelink and Peña, thereby establishing a quorum.

Also present during all or part of the meeting were Veronica Chapa Gorczynski, the District’s President; Martin Chavez, the District’s Director of Constituent Services; Dan Joyce, the District’s Director of Public Affairs; Sergeant Maldonado of Harris County Precinct 6 (“Precinct 6”); Angela Stephens of Your Part-Time Controller, LLC; Patrick Ezzell of Coastal Builders (“CB”); Juan Sorto and Victoria Macalino, members of the public; and Laura Davis and Judy Marcantel of Sanford Kuhl Hagan Kugle Parker Kahn LLP.

**Item 1. Receive Public Comments in accordance with adopted procedures.**

There were no public comments.

**Item 2. Assessments.** Receive report on collection of assessments and authorize appropriate action.

Ms. Stephens presented the Assessment report. She reported that the District's 2020 assessments were 96% collected as of July 31, 2021. No action was necessary.

**Item 3. New Terms for Directors.**

- a. Approve the Bonds, Oaths and Sworn Statements of the Directors in Positions 1–7

Ms. Davis administered the Sworn Statements and Oaths of Office for Directors Anna Deans, Blanca Blanco, Stephen Quezada, Ann Bacon, Roy Lira, and Lani Baker. After discussion, Director Blanco moved to approve the Sworn Statements and Oaths of Office for Directors in Positions 1 – 7. Director Lira seconded the motion, which passed unanimously.

- b. Authorize filing of updated District Registration Form

Ms. Davis explained that the Texas Water Code provides that this Form be revised and filed with the Texas Commission on Environmental Quality (“TCEQ”) when any content changes. After discussion, Director Blanco moved to approve the District Registration Form, as presented. Director Lira seconded the motion, which passed unanimously.

**Item 4. Appointment of Directors.** Declare vacancies, if appropriate; and appoint directors if appropriate.

No action was taken.

**Item 5. Appointment of Committee Members.** Declare vacancies, if appropriate; and appoint directors to Committees if appropriate.

No action was taken.

**Item 6. Minutes.** Approve minutes of previous Board meeting(s).

The Board next considered approving the minutes of the June 24, 2021, meeting. Director Valdez moved to approve the minutes of the June 24, 2021, regular Board meeting, as presented. Director Blanco seconded the motion, which passed unanimously.

**Item 7. Security Report.** Receive a security report related to Precinct 6 Security contract.

Sergeant Maldonado of Precinct 6 reported on criminal activity in the District. He reported that Precinct 6 is receiving an average of 22 calls a day. No action was necessary.

**Item 8. Financial Reports.** Receive and approve the Treasurer's reports on revenues and expenditures, the investment report and the Finance Committee report, and authorize appropriate action.

Ms. Stephens presented and reviewed the monthly Financial Reports for June 30, 2021 and July 31, 2021; the District's investment report for the ten months ended July 31, 2021; and the Leverage Log of Match, Grants and In-Kind Funds 2020-2021 (collectively, the "Reports").

Director Quezada stated that the Finance Committee has reviewed the first draft of the proposed budget for 2022, along with the June and July financials, and requested an accounting mechanism to track the value of the Farmers Market. He added that the Finance Committee increased the construction contingency from 3% to 6%.

After discussion, Director Deans moved to approve the Reports, as presented. Director Blanco seconded the motion, which passed unanimously.

**Item 9. Insurance Proposal from Texas Municipal League.** Review and approve insurance proposal from TML for renewal of District insurance policies.

Ms. Stephens presented a memorandum regarding the renewal of the District's insurance through Texas Municipal League ("TML"). She stated that the total premium for 2021-2022 increased 17.16% for a total premium amount of \$47,361, effective October 1, 2021.

After discussion, Director Valdez moved to approve the renewal of the District's insurance through TML for the total premium amount of \$47,367, effective October 1, 2021. Director Licata seconded the motion, which passed unanimously.

**Item 10. Draft Budget for Fiscal Year 2021-2022.** Review the draft budget for Fiscal Year 2021-2022 and take appropriate action.

President Gorczynski presented a memorandum providing details to support the initial review of the District's working budget for fiscal year ending September 30, 2022. Ms. Stephens presented and reviewed with the committee the first working draft budget. She explained that the budget has been prepared with the most conservative revenues reported as District management expects property values to decline in the next fiscal year, resulting in reduced assessment collections. No action was necessary.

**Item 11. Purchase of Fencing.** Review, consider, and approve the purchase of fencing from C.H. Gate & Access Control Fencing for the site at Griggs & I-45.

Mr. Chavez presented and reviewed with the Board an estimate in the amount of \$15,740.00 from C.H. Gate & Access Control for the site at Griggs Road and I-45. He requested the approval of an amount not to exceed \$20,000.00 for this fence project which will deter future dumping and campsites at this location. He stated that the cost for the project was previously approved within the budget.

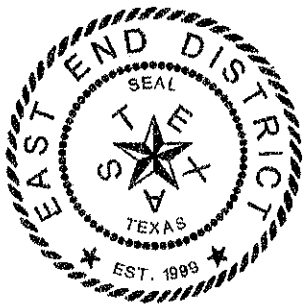
After discussion, Director Blanco moved to approve \$20,000.00 for the installation of fencing at Griggs Road and I-45. Director Quezada seconded the motion, which passed unanimously.

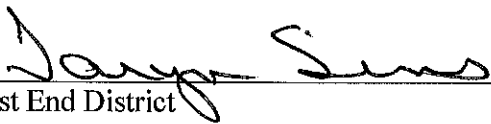
**Item 12. President's Report – District Overview.** Receive the President's report on the following District programs and authorize appropriate action.

President Gorczynski advised the Board that the President's report and video was sent to the Board for their review.

**Item 13. Adjourn.**

There being no further business, the meeting was then adjourned at 5:00 p.m.



  
East End District