

MINUTES OF MEETING
BOARD OF DIRECTORS

January 19, 2010

THE STATE OF TEXAS

COUNTY OF HARRIS

CHARTERWOOD MUNICIPAL UTILITY DISTRICT

The Board of Directors (the "Board") of Charterwood Municipal Utility District (the "District") met in special session, open to the public, at Comfort Suites/Willowbrook, 21222 Tomball Parkway, Houston, Texas, a designated meeting place inside the boundaries of the District, on Tuesday, January 19, 2010, at 7:00 p.m.; whereupon, the roll was called of the members of the Board, to-wit:

Richard G. Howe	-	President
Jean Aldredge	-	Vice President
Grace Jackson	-	Secretary
Tommy Kelley	-	Assistant Secretary/Treasurer
Tom Thomson	-	Assistant Secretary

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

Also attending the meeting were Ken Love with Municipal District Services, the District's Operator ("Operator"); Mark Adam with AEI Engineering, Inc., the District's Engineer ("Engineer"); Michael Murr of MURR, Inc., the District's landscape architect ("MURR"); Timothy Green, Attorney and Beth Van Doren, Legal Assistant, of Coats, Rose, Yale, Ryman & Lee, P.C., attorneys for the District ("Coats/Rose").

WHEREUPON, the meeting was called to order at 7:05 p.m. The posted meeting notices are attached hereto.

STRATEGIC PLANNING SESSION

The Board reviewed various Capital Project Scenarios presented by Mr. Adam. After further discussion, the Board requested Mr. Adam to proceed with preparing the bond applications using Scenario "A" for capital improvements and scenario "C" for parks and recreation.

DISCUSS ACQUISITION OF PROPERTY

Next, the Board reviewed the status, preliminary values and ownership of the properties that make up the proposed meeting facility site. After further discussion, the Board requested Mr. Adam contact the county regarding a road reduction request for the Cutten Road access to the proposed meeting facility site. In addition, the Board requested Malcolm McMullen renegotiate prices on the actual useable land within the properties of interest.

RENEW RENTAL AGREEMENT WITH COMFORT SUITES

The Board next reviewed a proposal and considered renewing the District's Rental Agreement with Comfort Suites Willowbrook for the exclusive use of the conference room from 6:00 p.m. until 10:00 p.m., on the 4th Tuesday of the month, beginning February 23, 2010 and continuing thereafter up to and including December 28, 2010. Following review and discussion, and based on a motion by Director Aldredge which was seconded by Director Jackson, the Board voted to approve the Rental Agreement as presented.

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

PASSED, APPROVED AND ADOPTED this 23rd day of February, 2010.

Grace Jackson
Secretary, Board of Directors

(DISTRICT SEAL)

