

MINUTES
MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 142

March 8, 2023

The Board of Directors (the "Board") of Montgomery County Municipal Utility District No. 142 (the "District") met in regular session, open to the public, on the 8th day of March, 2023, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Ste. 2600, Houston, TX, outside the boundaries of the District, and the roll was called of the duly appointed members of the Board:

Dillon Mills	President
Fritz Fowler	Vice President
David J. Patrick	Secretary
Connor Lynch	Director
Cameron Feehan	Director

and all of the above were present except Director Lynch, thus constituting a quorum.

Also present at the meeting were: Debbie Arellano of Bob Leared Interests; Rahi Patel of Municipal Accounts & Consulting LP; Morgan Brown, Travis Walker, and Patrick Strong of Bleyl & Associates Project Engineering and Management; Spencer Day of Masterson Advisors; Rick Van den Bosch of Davidson Homes; Steve Townsend of Academy Development, Inc.; and Angie Lutz and Arlene Catalan of Allen Boone Humphries Robinson LLP.

PUBLIC COMMENT

Ms. Lutz offered any members of the public attending the meeting the opportunity to make public comment. There being no members of the public requesting to make public comment, Ms. Lutz moved to the next agenda item.

MINUTES

The Board considered approving the minutes of the December 14, 2022, meeting. After review and discussion, Director Mills moved to approve the minutes of the meeting, as presented. Director Patrick seconded the motion. Upon hearing no objections or abstentions from directors, the motion passed unanimously.

ANNUAL REPORT REGARDING POST-ISSUANCE COMPLIANCE POLICY

Ms. Lutz reported on the District's compliance activities during the prior calendar year related to bond financings. She stated that no corrective action is required at this time.

AUDIT FOR FISCAL YEAR END DECEMBER 31, 2021

The Board discussed the draft audit for the District's fiscal year end December 31, 2022. After discussion, Director Mills moved to approve the audit for the fiscal year end December 31, 2021, subject to final consultant and Board review and comment, and direct that the audit be filed appropriately and retained in the District's official records. Director Fowler seconded the motion. Upon hearing no objections or abstentions from directors, the motion passed unanimously.

DISTRICT INSURANCE RENEWAL

The Board reviewed an insurance renewal proposal from McDonald & Wessendorff Insurance. After review and discussion, Director Mills moved to approve renewal of the District's insurance policies through McDonald & Wessendorff Insurance, direct the proposal and policies be filed appropriately and retained in the District's official records. Director Fowler seconded the motion. Upon hearing no objections or abstentions from directors, the motion passed unanimously.

ANNUAL DISCLOSURE STATEMENTS FOR INVESTMENT OFFICER AND BOOKKEEPER

Mr. Patel reviewed and presented disclosure statements for the bookkeeper and Investment Officer. Ms. Lutz stated the disclosures must be filed annually with the Texas Ethics Commission. After review and discussion, Director Fowler made a motion to accept the disclosure statements and direct that the disclosure statements be filed appropriately and retained in the District's official records. Director Mills seconded the motion, which carried unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Mr. Patel presented and reviewed a bookkeeper's report, a copy of which is attached, including a list of checks presented for payment. Following review and discussion, Director Mills moved to approve the bookkeeper's report and pay the bills. Director Feehan seconded the motion. Upon hearing no objections or abstentions from directors, the motion passed unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Arellano presented and reviewed the tax assessor/collector's report, a copy of which is attached. After review and discussion, Director Mills moved to approve the tax assessor/collector's report and payment of the tax bills. Director Fowler seconded the motion. Upon hearing no objections or abstentions from directors, the motion passed unanimously.

ADOPT RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

Ms. Lutz presented and reviewed a Resolution Concerning Exemptions from Taxation. She explained that the resolution rejects all exemptions, including a general homestead exemption, an exemption for residents over the age of 65 or disabled. After review and discussion, Director Fowler moved that the Board adopt the Resolution Concerning Exemptions from Taxation, and direct that Resolution be filed appropriately and retained in the District's official records. Director Patrick seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Brown presented and reviewed the engineer's report, a copy of which is attached, and updated the Board on ongoing District projects.

Mr. Brown and Mr. Townsend updated the Board on Mackenzie Creek, Section 3.

Mr. Brown and Mr. Van den Bosch updated the Board on Caney Creek Place. Mr. Brown stated that bids were received for clearing and grubbing; construction of the water, sewer and drainage facilities; and paving for Caney Creek Place. He recommended that the Board award the contract to Bay Utilities, LLC ("Bay Utilities") in the amount of \$1,639,451.80. The Board concurred that, in its judgment, Bay Utilities was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project. Additionally, Mr. Brown reviewed and recommended approval of Change Order No. 1 to the contract to increase the contract in the amount of \$67,600. The Board determined that Change Order No. 1 is beneficial to the District.

Following review and discussion, Director Mills moved, based on the engineer's recommendation, (1) to approve the engineer's report; (2) award the contract for clearing and grubbing; construction of the water, sewer and drainage facilities; and paving for Caney Creek Place to Bay Utilities in the amount of \$1,639,451.80, based upon the engineer's recommendation and subject to approval of the payment and performance bonds and review of the certificate(s) of insurance and endorsements, if any, provided by the contractor; and (3) approve Change Order No. 1 in the amount of \$67,600 as an increase to the contract with Bay Utilities, based upon the Board's finding that the Change Order is beneficial to the District and the engineer's recommendation. Director Fowler seconded the motion, which carried unanimously.

ANNEXATION MATTERS

Ms. Lutz discussed a potential annexation of an approximate 19.01 acres of land into the District. She stated the District will need to request consent from the City of Conroe to annex the approximate 19.01 acres of land and reviewed the steps for

annexing land into the District. The Board then considered authorizing Bleyl to prepare the feasibility study for the approximate 19.01 acres of land. Following review and discussion, Director Patrick moved to: (1) approve the Annexation Agreement, subject to finalization; and (2) authorize Bleyl to prepare the feasibility study. Director Mills seconded the motion, which carried by unanimous vote.

Mr. Strong reported the possibility of another annexation request of a 15-acre tract located off South Loop 336 East. He stated that the proposed development is for 56 single family lots.

MAINTENANCE MATTERS

There was no discussion on this item.

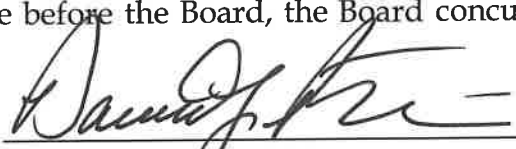
DEVELOPMENT IN THE DISTRICT

Mr. Van den Bosch updated the Board regarding development in Caney Creek Place.

NEXT MEETING DATE

The Board concurred to meet in-person on May 10, 2023, subject to securing quorum.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.


Secretary, Board of Directors



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