

MINUTES
MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 90

October 10, 2024

The Board of Directors (the "Board") of Montgomery County Municipal Utility District No. 90 (the "District") met in regular session, open to the public, on the 10th day of October, 2024, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Houston, Texas outside the boundaries of the District, and the roll was called of the members of the Board:

Tim Kurtin	President
Richard Fisher	Vice President
Perri D'Armond	Secretary
Ron Cutlip	Assistant Vice President
Danny Golden	Assistant Secretary

and all of the above were present except Directors Kurtin and Cutlip, thus constituting a quorum.

Also attending the meeting were Brian Jarrard of Jarrard Development; Josh Penton of Meritage Homes; Phil Halbert of Storm Water Solutions LLC ("SWS"); Larry Kupstas of Aurous Development Services, Ltd.; Ron Dechert of Costello, Inc. ("Costello"); Vanessa Hernandez of Myrtle Cruz, Inc. ("Myrtle Cruz"); Robin Goin of Bob Leared Interests ("BLI"); and Andrew Vaughan and Kerri Houck of Allen Boone Humphries Robinson LLP ("ABHR").

MINUTES

The Board considered approving the minutes of the September 17, 2024, regular meeting. After review and discussion, Director Golden moved to approve the minutes, as presented. Director D'Armond seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Goin reviewed the tax assessor/collector's report, including the delinquent tax roll and checks presented for payment from the tax account. A copy of the tax assessor/collector's report is attached. She stated 0.00% of the District's 2024 taxes were collected as of September 30, 2024. Following review and discussion, Director D'Armond moved to approve the tax assessor/collector's report and payment of the tax bills. Director Golden seconded the motion, which passed unanimously.

CONDUCT PUBLIC HEARING REGARDING DISTRICT'S TAX RATE, ADOPT ORDER LEVYING TAXES, AND AUTHORIZE EXECUTION OF AMENDMENT TO INFORMATION FORM

Ms. Goin stated that notice was published of the public hearing to be held at today's meeting regarding adoption of the District's proposed 2024 total tax rate of \$0.57.

The Board opened the public hearing. There being no comments from the public, The Board closed the public hearing.

Mr. Vaughan presented an Order Levying Taxes reflecting the proposed 2024 tax rate. He then presented an Amendment to Information Form reflecting the tax rate and stated that the Amendment will be filed with the Texas Commission on Environmental Quality and recorded in the Official Public Records of Montgomery County.

After review and discussion, Director Golden moved to (1) adopt the Order Levying Taxes reflecting a total 2024 tax rate of \$0.57 per \$100 of assessed valuation, comprised of \$0.325 to pay debt service on water, sewer, and drainage bonds and \$0.245 for operations and maintenance; (2) authorize execution of the Amendment to Information Form; and (3) direct that the Order and Amendment be filed appropriately and retained in the District's official records. Director D'Armond seconded the motion, which passed unanimously.

REPORT FROM STORM WATER SOLUTIONS

Mr. Halbert reviewed a facility report of the north, middle, and south detention ponds, a copy of which is attached. He stated that the current maintenance agreement has been missing certain acreage for maintenance at the detention facilities. Mr. Halbert reviewed an updated maintenance plan to include the missed acreage for a total annual cost of \$84,600.00 to maintain the District's facilities. Following review and discussion, Director Golden moved to approve the new maintenance plan with the missed acreage for an annual cost of \$84,600.00. Director D'Armond seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Dechert reviewed the engineer's report, a copy of which is attached, and updated the Board on pending construction projects in the District.

Mr. Dechert updated the Board on Stewart's Ranch Section 2 and recommended approval of Pay Estimate No. 6 in the amount of \$118,178.63 payable to CE Barker, Ltd. ("CE Barker"). He then reviewed and recommended approval of Change Order No. 2 to increase the contract with CE Barker in the amount of \$1,950.00. The Board determined that Change Order No. 2 is beneficial to the District.

Following review and discussion and based on the engineer's recommendation, Director Golden moved to (1) approve the engineer's report; (2) approve Pay Estimate No. 6 in the amount of \$118,178.63 for Stewart's Ranch Section 2; and (3) approve Change Order No. 2 in the amount of \$1,950.00 as an increase to the contract with CE Barker for Stewart's Ranch Section 2. Director D'Armond seconded the motion, which passed unanimously.

DEVELOPMENT IN THE DISTRICT

Mr. Penton, Mr. Jarrard, and Mr. Kupstas generally reported on development matters in the District.

ADOPT ORDER ADDING LAND

There was no discussion on this item.

EXECUTION OF AMENDMENT TO INFORMATION FORM

There was no discussion on this item.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Hernandez reviewed the bookkeeper's report, budget comparison, and schedule of investments and presented the District's bills for payment. A copy of the bookkeeper's report is attached. Following review and discussion, Director Golden moved to approve the bookkeeper's report and authorize payment of the bills. Director D'Armond seconded the motion, which passed unanimously.

MEETING DATE

The Board concurred to hold the next regular meeting on November 14, 2024, at 11:00 a.m.

There being no further business to consider, the meeting was adjourned.


Secretary, Board of Directors



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