

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 152A

MINUTES OF MEETING
March 20, 2024

The Board of Directors (the "Board") of Montgomery County Municipal Utility District No. 152A met in regular session, open to the public on March 20, 2024, at 1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas 77056, in accordance with the duly posted notice of meeting, and the roll was called of the duly constituted officers and members of the Board, to-wit:

Justin Cox	President
Wesley Hightower	Vice President
Stanton Brown	Secretary
Mary V. Farrell	Assistant Secretary
Peter Selber	Assistant Secretary

and all of said persons were present, thus constituting a quorum.

Also present were Lorenzo Rivera on behalf of TPHTL HBL, LLC ("TPHTL"); Ravi Patel of Municipal Accounts & Consulting, L.P. ("MAC"); Robin Goin of BLICO Inc. ("BLICO"); Martin Murdock of Quiddity Engineering, LLC ("Quiddity"); William R. Zollman of Pape-Dawson Engineers, LLC ("Pape-Dawson"); Dana Hollingsworth of Municipal District Services, L.L.C. ("MDS"); Julie Peak of Masterson Advisors LLC ("Masterson"); Robert Garcia of Champions Hydro-Lawn, Inc. ("Champions"); Kati Golzarri of Clark Condon; and Diana Miller and Julie Kime, of Schwartz, Page & Harding, L.L.P. ("SPH").

PUBLIC COMMENTS

The Board began by opening the meeting for public comments. There being no comments from members of the public, the Board continued to the next item of business.

APPROVAL OF MINUTES

The Board reviewed the draft minutes of its meeting held on February 21, 2024. Following discussion of the minutes presented, Director Selber moved that such minutes be approved, as presented. Director Hightower seconded said motion, which unanimously carried.

BOOKKEEPING REPORT

Mr. Patel then presented to and reviewed with the Board the bookkeeping report dated March 20, 2024, a copy of which is attached hereto as **Exhibit A**. Following review and discussion, Director Selber moved that the bookkeeping report be approved and that payment be authorized on the checks presented. Director Brown seconded the motion, which unanimously carried.

TAX ASSESSOR/COLLECTORS REPORT

Ms. Goin presented the Tax Assessor/Collector's Report dated February 29, 2024, a copy of which is attached hereto as **Exhibit B**. Following review and discussion, Director Selber moved that the Tax Assessor/Collector Report be approved and that payment be authorized on the checks presented. Director Brown seconded the motion which unanimously carried.

UNCLAIMED PROPERTY REPORT

As the next order of business, the Board considered authorizing the District's consultants to research the District's accounts for unclaimed property and authorize MA&C and/or BLICO to prepare Unclaimed Property Reports as of March 1, 2024, as and if required by law. After discussion on the matter, Director Farrell moved that the District's consultants be authorized to research the District's accounts to determine the necessity of preparing an Unclaimed Property Report, and, if such report is necessary, that the District's Bookkeeper and Tax Assessor/Collector be authorized to file said report(s) with the State Comptroller prior to July 1, 2024. Director Hightower seconded said motion, which unanimously carried.

FINANCIAL ADVISOR'S REPORT

Ms. Peak advised that Masterson had nothing to report at this time.

DEVELOPER'S REPORT

Mr. Rivera discussed the status of the development in the District.

ENGINEERS' REPORTS

Mr. Murdock presented an Engineer's Report prepared by Quiddity dated March 20, 2024 ("Quiddity Report"), a copy of which is attached hereto as **Exhibit C**. Following presentation of the Quiddity Report, Director Cox moved to (i) authorize payment of the pay estimates identified in the Quiddity Report, and (ii) award the contract for construction of clearing and grubbing of Woodson's Reserve Section 30 to DL Glover Clearing, LLC, subject to SPH's confirmation that the payment and performance bonds and insurance certificates submitted in connection with such contract meet the requirements of the bid specifications, the rules of the TCEQ and provisions of the Texas Water and Insurance Codes. Director Brown seconded the motion, which unanimously carried.

Mr. Zollman next presented an Engineer's Report prepared by Pape-Dawson dated March 20, 2024 ("Pape-Dawson Report"), a copy of which is attached hereto as **Exhibit D**. Following review and discussion, Director Cox moved to authorize Pape-Dawson to (i) advertise for bids for construction of water, sanitary sewer, drainage and road facilities to serve (a) Woodson's Grand Drive and (b) Woodson's Reserve Section 28, and (ii) authorize payment of the pay estimates and

approve the change order identified in the Pape-Dawson Report. Director Brown seconded the motion, which unanimously carried.

Ms. Miller then presented to and reviewed with the Board a Quitclaim Conveyance of Utility Facilities from TPHTL HBL LLC, for Lift Station No. 1. Following review, Director Farrell moved that the Board accept such conveyance and authorize the President to execute same on behalf of the Board and District. Director Hightower seconded the motion, which unanimously carried.

MASTER DISTRICT FACILITIES

Ms. Miller discussed the preparation and filing of the District's first bond application to the Texas Commission on Environmental Quality ("TCEQ") for approval of project and bonds regarding water, sanitary sewer and drainage facilities ("Bond Application No. 1"), and presented for the Board's consideration the Order Authorizing Application to the TCEQ for Approval of Project and Bonds attached hereto as **Exhibit E**. Ms. Miller reminded the Board that it previously authorized the preparation of Bond Application No. 1 and approved the Summary of Costs for same at its previous meeting. Following discussion, upon motion of Director Farrell, seconded by Director Cox, and unanimously carried, the Board (i) adopted the Order and (ii) ratified its prior authorization for preparation of Bond Application No. 1 and the Board's approval of same.

AMENDMENT TO FIRST SUPPLEMENTAL AGREEMENT

Ms. Miller then presented to and reviewed with the Board an Amendment to First Supplemental Agreement, supplementing the Contract for Financing, Operation and Maintenance of Master Water and Sanitary Sewer Facilities with Montgomery County Municipal Utility District No. 152B ("District 152B") and Montgomery County Municipal Utility District No. 152C ("District 152C") ("Master District Contract") regarding the construction and conveyance of the Master District Facilities serving Lexington Boulevard, and the assignment and assumption of reimbursement obligations related to same. Ms. Miller explained that, in lieu of the District retaining responsibility for reimbursement of the facilities and being allocated connection charge credits for same as originally agreed to in the First Supplemental Agreement, District 152C would assume the obligation to reimburse TPHTL for costs related to such Master District Facilities, and the previously allocated connection charge credits will be cancelled. Following review and discussion, Director Farrell moved that the Amendment to First Supplemental Agreement be approved and the President be authorized to execute same on behalf of the Board and District. Director Cox seconded the motion, which unanimously carried.

CONVEYANCE OF MASTER DISTRICT FACILITIES

Ms. Miller presented to and reviewed with the Board a Conveyance of Master District Facilities for Lift Station No. 1 and a Special Warranty Deed for the related site from the District to District 152C. Following review, Director Farrell moved that the Board approve such conveyance and deed and authorize the President to execute same on behalf of the Board and District. Director Cox seconded the motion, which unanimously carried.

SECOND SUPPLEMENTAL AGREEMENT TO MASTER DISTRICT CONTRACT

Ms. Miller then presented to and reviewed with the Board a Second Supplemental Agreement between the District and District 152C, supplementing the Master District Contract, regarding (i) the District's reservation of water and sewer capacities in the Master District Facilities to serve 462 connections and setting forth the amount of Connection Charges to be paid for such capacities, and (ii) conveyance of Lift Station No. 1 to District 152C and District 152C's assumption of the District's reimbursement obligations for same. Following review and discussion, Director Farrell moved to approve the Second Supplemental Agreement and authorize the President to execute same on behalf of the Board and District. Director Cox seconded the motion, which unanimously carried.

SECOND AMENDMENT TO INTERIM WATER SUPPLY AGREEMENT WITH MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 105

Ms. Miller then presented to and reviewed with the Board a Second Amendment to Interim Water Supply Service and Emergency Interconnect Agreement between the District and Montgomery County Municipal Utility District No. 105, which extends the term of such agreement to October 31, 2024. Following discussion, Director Hightower moved to approve and authorize the President to execute such Second Amendment on behalf of the Board and District. Director Cox seconded the motion, which unanimously carried.

AMENDED AND RESTATED JOINT DROUGHT CONTINGENCY PLAN

Ms. Miller reviewed with the Board an Amended and Restated Joint Drought Contingency Plan for the District, District 152B, and District 152C. Following review and discussion, Director Hightower moved for the adoption of the Resolution Adopting Amended and Restated Joint Drought Contingency Plan attached hereto as **Exhibit F**, to authorize the publication of any required notices concerning same, and to authorize such Amended and Restated Joint Drought Contingency Plan be filed with the TCEQ, as required by law. The motion was seconded by Director Cox and carried by unanimous vote.

LANDSCAPE ARCHITECT REPORT

Ms. Golzarri next reviewed with the Board the Landscape Architect Report dated March 20, 2024, prepared by Clark Cordon, a copy of which is attached hereto as **Exhibit G**. Following review and discussion, Director Brown moved to approve the pay estimates identified in the Landscape Architect Report, and approve the proposals presented for Woodson's Reserve East Sections 24, 25, 26 and 27, authorize the President to execute such proposals, and authorize Clark Condon to solicit bids for the construction of the facilities described in the proposals. Director Cox seconded the motion, which unanimously carried. The Proposals thus approved are attached hereto as **Exhibit H**.

OPERATOR'S REPORT

Ms. Hollingsworth presented an Operations Report prepared by MDS. There were no actions requested or taken in connection with the Operations Report, a copy of which is attached hereto as **Exhibit I**.

CHAMPIONS HYDRO-LAWN REPORT

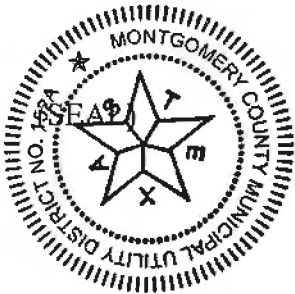
Mr. Garcia presented to and reviewed with the Board a Detention and Drainage Facilities Report dated March 2024, a copy of which is attached hereto as **Exhibit J**. There was no action requested or taken in connection with such report.

ATTORNEY'S REPORT

Ms. Miller advised that she had nothing of a legal nature to report that was not covered under another agenda item.

ADJOURNMENT

There being no further business to come before the Board, on motion made by Director Farrell, seconded by Director Hightower, and unanimously carried, the meeting was adjourned.



Mary Farrell
Assistant Secretary, Board of Directors

List of Attachments to
Montgomery County Municipal Utility District No. 152A
Minutes of Meeting of March 20, 2024

- Exhibit A Bookkeeping Report dated March 20, 2024
- Exhibit B Tax Assessor/Collector Reports dated February 29, 2024
- Exhibit C Quiddity Engineering Report
- Exhibit D Pape-Dawson Engineers Report
- Exhibit E Order Authorizing Application to the Texas Commission on Environmental Quality for Approval of Project and Bonds
- Exhibit F Resolution Adopting Amended and Restated Joint Drought Contingency Plan
- Exhibit G Landscape Architect Report
- Exhibit H Clark Condon Proposals for Landscape Architect Services Regarding Woodson's Reserve East Sections 24, 25, 26 and 27
- Exhibit I Operations Report
- Exhibit J Detention and Drainage Facilities Report dated March 2024