

MONTGOMERY COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 205

MINUTES OF MEETING OF BOARD OF DIRECTORS

March 20, 2024

The Board of Directors (the "Board") of Montgomery County Water Control and Improvement District No. 205 (the "District") met in regular session, open to the public, on Wednesday, March 20, 2024, at 11:00 a.m., in accordance with the duly posted Notice of Public Meeting, and the roll was called of the duly constituted officers and members of the Board, as follows:

Erica Sinner, President
Alene Frey, Vice President
Chad P. Collins, Secretary
Dana Neuneker, Assistant Secretary
Elaine Balagia, 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"); Robert Garcia of Champions Hydro-Lawn, Inc. ("Champions"); and Diana Miller and Julie Kime of Schwartz, Page & Harding, L.L.P. ("SPH").

The meeting was called to order and declared open for business as might properly come before it.

PUBLIC COMMENTS

The Board opened the meeting for public comments. No comments from the public were presented.

APPROVAL OF MINUTES

As the first order of business, the Board considered approval of the draft minutes of the meeting of the Board of Directors held on February 21, 2024. After review and discussion of the minutes presented, Director Sinner moved that such minutes be approved, as written. Director Neuneker seconded said motion, which unanimously carried.

BOOKKEEPING REPORT

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

TAX ASSESSOR/COLLECTOR REPORT

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

FINANCIAL ADVISOR'S REPORT

Ms. Miller noted that no representative of Masterson Advisors LLC was present.

DEVELOPER'S REPORT

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

ENGINEER'S REPORT

Mr. Murdock presented to and reviewed with the Board the Engineer's Report, a copy of which is attached hereto as **Exhibit C**. Following review and discussion, Director Sinner moved to concur in the payment of the pay estimates identified in the Engineer's Report. Director Neuneker seconded the motion, which unanimously carried.

Ms. Miller advised the Board that at its meeting of February 21, 2024, the Board (i) authorized Quiddity to prepare the District's first bond application to the Texas Commission on Environmental Quality ("TCEQ") for approval of project and bonds regarding drainage facilities ("Bond Application No. 1"), and (ii) approved a Summary of Costs supporting Bond Application No. 1. Ms. Miller advised that since the consideration of such action was not included in the agenda for such meeting, it is necessary that the Board ratify such action. Following discussion, Director Sinner moved that the actions taken by the Board to authorize Quiddity to prepare the Bond Application No. 1 and approve such Summary of Costs be ratified, approved and confirmed in all respects. Director Neuneker seconded the motion, which unanimously carried.

Ms. Miller discussed filing the District's Bond Application No. 1 and, in that regard, presented for the Board's consideration the Order Authorizing Application to the TCEQ for Approval of Project and Bonds attached hereto as **Exhibit D**. Following discussion, upon motion

of Director Sinner, seconded by Director Neuneker, and unanimously carried, the Order was adopted.

CHAMPIONS HYDRO-LAWN REPORT

Mr. Garcia presented a Detention and Drainage Facilities Report dated March 2024, a copy of which is attached hereto as **Exhibit E**, and advised that no action is requested in connection with the same.

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 Sinner, seconded by Director Neuneker, and unanimously carried, the meeting was adjourned.


Secretary, Board of Directors



List of Attachments to
Montgomery County Water Control and Improvement District No. 205
Minutes of Meeting of March 20, 2024

Exhibit A Bookkeeping Report dated March 20, 2024

Exhibit B Tax Assessor/Collector's Report

Exhibit C Engineer's Report

Exhibit D Order Authorizing Application to the Texas Commission on Environmental
Quality for Approval of Project and Bonds

Exhibit E Detention and Drainage Facilities Report