

# MONTGOMERY COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 205

## MINUTES OF MEETING OF BOARD OF DIRECTORS

June 19, 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, June 19, 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, except Directors Frey and Neuneker, 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"); Julie Peak of Masterson Advisors LLC ("Masterson"); 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 May 15, 2024. After review and discussion of the minutes presented, Director Sinner moved that such minutes be approved, as written. Director Balagia 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, being check nos. 1216 through 1224, except check nos. 1216 and 1218, which were voided. Director Balagia seconded the motion, which unanimously carried.

#### TAX ASSESSOR/COLLECTOR REPORT

Ms. Goin presented the Tax Assessor/Collector Report dated May 31, 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 and wire transfer presented. Director Balagia seconded the motion, which unanimously carried.

#### FINANCIAL ADVISOR'S REPORT

Ms. Peak discussed the progress of the District's first bond application, and schedule for sale of the bonds. She also requested that the Board consider requesting an estimate of value from Montgomery Central Appraisal District as of June 15, 2024. Following discussion, Director Sinner moved for the approval and execution of the Resolution Authorizing Request for Appraisal of Property as of June 15, 2024, attached hereto as **Exhibit C**. Director Balagia seconded the motion, which unanimously carried.

#### DEVELOPER'S REPORT

Mr. Rivera discussed the status of 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 D**. Following review and discussion, Director Sinner moved to (i) authorize payment of the pay estimates identified in the Engineer's Report, and (ii) approve and authorize execution of the Utility Conveyance from the District to Montgomery County Municipal Utility District No. 152A regarding certain outfall facilities constructed in connection with Detention Pond A. Director Balagia seconded the motion, which unanimously carried.

#### STATUS OF BOND APPLICATION NO. 1

Ms. Miller noted that this matter was discussed under the Financial Advisor's report.

#### CHAMPIONS HYDRO-LAWN REPORT

Mr. Garcia presented a Detention and Drainage Facilities Report dated June 3 2024, a copy of which is attached hereto as **Exhibit E**. He noted that he will present proposals for repair of the drainage channel at the next meeting.

#### ATTORNEY'S REPORT

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

AUTHORIZATION OF COMPLETION, EXECUTION AND FILING OF VOTING SYSTEM ANNUAL FILING FORM

Ms. Miller next advised that, pursuant to Section 123.061 of the Texas Election Code, each political subdivision in the State of Texas is required to complete and file a Voting System Annual Filing Form (the "Form") with the Texas Secretary of State. After discussion on the Form, Director Sinner moved that same be approved and that SPH be authorized to file the Form with the Secretary of State, as required by law. Director Balagia seconded said motion, which unanimously carried.

ADJOURNMENT

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

  
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Secretary, Board of Directors



List of Attachments to  
Montgomery County Water Control and Improvement District No. 205  
Minutes of Meeting of June 19, 2024

Exhibit A Bookkeeping Report dated May 15, 2024

Exhibit B Tax Assessor/Collector's Report

Exhibit C Resolution Authorizing Request for Appraisal of Property

Exhibit D Engineer's Report

Exhibit E Detention and Drainage Facilities Report