

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 152A

MINUTES OF MEETING

November 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 November 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, except Directors Hightower and Farrell, thus constituting a quorum.

Also present were 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"); Robert Garcia of Champions Hydro-Lawn, Inc. ("Champions"); Greg Lentz of Masterson Advisors LLC ("Masterson"); Katie Golzarri and Jake Martinez of Clark Condon ("Clark Condon"); and John Eichelberger and Jennifer Spears of Schwartz, Page & Harding, L.L.P. ("SPH").

The President called the regular meeting to order and declared it open for such business as might regularly come before the Board.

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 meetings held on October 25, 2024. Mr. Murdock requested a revision of the minutes. Following discussion of the minutes presented, Director Brown moved that such minutes of the October 25, 2024 Board meetings be approved, as revised. Director Cox seconded said motion, which unanimously carried.

BOOKKEEPING REPORT

Mr. Patel then presented to and reviewed with the Board the Bookkeeping Report dated November 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 for the checks presented, except check nos. 2410 and 2413, which were voided. Director Cox seconded the motion, which unanimously carried.

ANNUAL REVIEW OF ORDER ESTABLISHING POLICY FOR INVESTMENT OF DISTRICT FUNDS AND APPOINTING INVESTMENT OFFICER

The Board considered the annual review of an Order Establishing Policy for Investment of District Funds and Appointing Investment Officer ("Order"), and the adoption of the Resolution (defined below) in connection therewith, a copy of which is attached hereto as **Exhibit B**. Mr. Eichelberger reviewed with the Board the Resolution Regarding Review of Order Establishing Policy for Investment of District Funds and Appointing Investment Officer ("Resolution"), noting that there are no recommended changes to the Investment Policy at this time. After discussion on the matter, Director Brown moved that the Resolution reflecting no change be adopted, and that the President and Secretary be authorized to execute same. Director Selber seconded said motion, which unanimously carried.

AUDIT REPORT FOR FISCAL YEAR ENDED AUGUST 31, 2024

Mr. Eichelberger noted that McGrath & Co., PLLC, the District Auditor, would present the Audit Report for Fiscal Year Ended August 31, 2024, at the next meeting. After discussion, the Board deferred action on the Audit Report until the next Board meeting.

TAX ASSESSOR/COLLECTOR'S REPORT

Ms. Goin presented the Tax Assessor/Collector's Report dated October 31, 2024, a copy of which is attached hereto as **Exhibit C**. Following review and discussion, Director Brown moved that the Tax Assessor/Collector Report be approved and that payment be authorized on the checks listed therein. Director Selber seconded the motion which unanimously carried.

DEVELOPER'S REPORT

Mr. Eichelberger noted that no representative of Toll Brothers, Developer for the District, was present and there were no development matters to report at this time.

FINANCIAL ADVISOR'S REPORT

Mr. Eichelberger next presented to the Board a letter provided by Masterson Advisors LLC, the District's Financial Advisor, regarding the disclosure requirements of MSRB Rule G-10, a copy of which is hereto as **Exhibit D**. The Board acknowledged receipt of the same.

ENGINEERS' REPORT

Mr. Murdock presented an Engineer's Report prepared by Quiddity dated November 20, 2024 ("Quiddity Report"), a copy of which is attached hereto as **Exhibit E**. Following review and discussion, Director Brown moved to (i) award the contract for construction of Water, Sanitary Sewer, Drainage and Paving Facilities to serve Woodson's Reserve, Section 30 to Bay Utilities, LLC, the low bidder on the project, in the amount of \$1,093,182.05, subject to the District's attorneys' confirmation that the payment and performance bonds and insurance certificates submitted in connection with such contract meet the requirements of the bid; (ii) award the contract for construction of Water, Sanitary Sewer, Drainage and Paving Facilities to serve Woodson's Reserve, Sections 31 and 32 to Northtex Construction, LLC, the low bidder on the project, in the amount of \$3,043,815.13, subject to the District's attorneys' confirmation that the payment and performance bonds and insurance certificates submitted in connection with such contract meet the requirements of the bid; (iii) authorize payment of the pay estimates as identified in the Quiddity Report; (iv) approve the change orders as identified in the Quiddity Report; and, (v) accept the Quitclaim Conveyance of Utility Facilities for Water, Sanitary Sewer, and Drainage Facilities to serve Woodson's Reserve Section 21. Director Cox seconded the motion, which unanimously carried.

Mr. Zollman next presented an Engineer's Report prepared by Pape-Dawson dated November 20, 2024 ("Pape-Dawson Report"), a copy of which is attached hereto as **Exhibit F**. Following review and discussion, Director Brown moved to (i) authorize payment of the pay estimate as identified in the Pape-Dawson Report, and (ii) approve change orders as identified in the Pape-Dawson Report. Director Selber seconded the motion, which unanimously carried.

LANDSCAPE ARCHITECT'S REPORT

Ms. Golzarri next presented and reviewed a Landscape Architect Report prepared by Clark Condon, dated as of November 20, 2024 ("Clark Condon Report"), a copy of which is attached hereto as **Exhibit G**, including the pay applications and change orders listed therein. Following such presentation and review, Director Selber moved to (i) authorize payment of the pay applications and change orders listed in the Clark Condon Report. Director Cox seconded the motion, which unanimously carried.

OPERATOR'S REPORT

Ms. Hollingsworth presented an Operations Report prepared by MDS, a copy of which is attached hereto as **Exhibit H**. Following discussion, Director Selber moved to approve the Operations Report, as presented, and authorize MDS to terminate water service to delinquent

accounts in accordance with the District's Rate Order. Director Cox seconded the motion, which unanimously carried.

CHAMPIONS HYDRO-LAWN REPORT

Mr. Garcia presented to and reviewed with the Board a Detention and Drainage Facilities Report dated November 2024, a copy of which is attached hereto as **Exhibit I**. He noted that there were no action items regarding the Detention and Drainage Facilities Report.

ASSIGNMENT AND ASSUMPTION OF LAKE MANAGEMENT AGREEMENT BETWEEN WOODSON'S RESERVE MASTER COMMUNITY, INC. "(WRMC)" AND LAKE MANAGEMENT SERVICES, LP ("LMS") FOR DETENTION POND A

Mr. Eichelberger presented to and reviewed with the Board the Assignment and Assumption of Lake Management Agreement between WRMC, Inc. and LMS for Detention Pond A, a copy of which is attached hereto as **Exhibit J**. Following discussion, Director Cox moved to approve the Assignment and Assumption of Lake Management Agreement between WRMC and LMS for Detention Pond A. Director Brown seconded the motion, which unanimously carried.

APPROVAL OF COST SHARING AGREEMENT BETWEEN THE DISTRICT AND WRMC

Mr. Eichelberger presented to and reviewed with the Board the Cost Sharing Agreement between the District and WRMC for Lake Management, Security Services, along with Landscaping and Park Maintenance Agreement update. Following discussion, the Board deferred consideration of this item until its next regular meeting.

ATTORNEY'S REPORT

Mr. Eichelberger next reviewed with the Board a memorandum prepared by SPH concerning the Environmental Protection Agency's final National Primary Drinking Water Regulation ("NPDWR") for per and polyfluoroalkyl substances ("PFAS"), a copy of which is attached hereto as **Exhibit K**. Mr. Eichelberger advised that the NPDWR establishes maximum contaminant levels ("MCLs") for six categories of the twenty-nine PFAS chemicals that may be found in public water systems, as well as an initial testing schedule for those categories that must be followed by certain districts. Mr. Eichelberger further advised that the applicability of the NPDWR to the District will depend, in part, on a review of the sources and disinfection treatments for the District's water supply. For example, districts which receive treated water from another water system through an interconnect for distribution without further treatment, except any treatment necessary to maintain water quality within the receiving district's distribution system, are not required to monitor that water under the NPDWR. Mr. Eichelberger noted that, for applicable districts, initial water supply monitoring is required to be completed by April 26, 2027. He stated that, depending on initial monitoring results, further monitoring will be established and a solution must be implemented to reduce PFAS levels for these six categories below the MCLs by April 26, 2029. Following discussion, Director Brown moved that MDS, Quiddity and Pape-Dawson be authorized to (i) determine whether the District is subject to the testing requirements of the NPDWR and, if so, (ii) develop an initial monitoring schedule which

complies with the deadlines set forth in the attached memorandum. Director Cox seconded the motion, which unanimously carried.

Mr. Eichelberger concluded his report by reminding the Board that political subdivisions with the power of eminent domain, including the District, are required to file an annual eminent domain report by February 1 of each year with the Texas Comptroller of Public Accounts ("Comptroller"). He explained that the report contains the District's contract information as well as information related to the District's ability to exercise the power of eminent domain. Following discussion, Director Brown moved that the Board authorize SPH to prepare and file the 2024 eminent domain report with the Comptroller prior to February 1, 2025. Director Cox seconded the motion, which passed unanimously.

FUTURE AGENDA

The Board noted it had no items to be added to future agendas that were not already discussed.

ADJOURNMENT

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





Secretary, Board of Directors

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

- Exhibit A Bookkeeping Report dated November 20, 2024
- Exhibit B Resolution Regarding Review of Investment Policy
- Exhibit C Tax Assessor/Collector Report dated October 31, 2024
- Exhibit D MSRB Rule G-10 Disclosure Letter
- Exhibit E Quiddity Engineering Report
- Exhibit F Pape-Dawson Engineers Report
- Exhibit G Clark Condon Report
- Exhibit H Operations Report
- Exhibit I Champions Hydro-Lawn Report
- Exhibit J Lake Management Agreement
- Exhibit K Memorandum - Environmental Protection Agency's final National Primary Drinking Water Regulation