

MONTGOMERY COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 205

MINUTES OF MEETING OF BOARD OF DIRECTORS

April 17, 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, April 17, 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 Director Frey, 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 and Cameron Miller 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 March 20, 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, being check nos. 1198 through 1206, except check no. 1198, which was voided. Director Neuneker seconded the motion, which unanimously carried.

#### TAX ASSESSOR/COLLECTOR REPORT

Ms. Goin presented the Tax Assessor/Collector Report dated March 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 Neuneker seconded the motion, which unanimously carried.

#### RESOLUTION AUTHORIZING AN ADDITIONAL PENALTY ON DELINQUENT REAL PROPERTY TAXES

The Board then considered the adoption of a Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes. Ms. Miller advised that the Board is authorized, pursuant to Section 33.07 of the Texas Tax Code, as amended, to impose an additional penalty not to exceed twenty percent (20%) of the total taxes, penalty, and interest due the District on taxes that remain delinquent as of July 1. She noted that the additional penalty to be imposed by this Resolution will not apply to delinquent personal property taxes that have incurred an additional penalty pursuant to that certain Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes, which was passed and approved by the District on January 17, 2024. After further discussion, it was moved by Director Sinner, seconded by Director Neuneker, and unanimously carried, that the Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes, a copy of which is attached hereto as **Exhibit C**, be adopted by the District, and that Perdue, Brandon, Fielder, Collins and Mott, L.L.P., be authorized to proceed with the collection of the District's 2023 delinquent real property tax accounts on July 1, 2024, subject to proper notice having been given as provided in said Resolution, including the filing of lawsuits as necessary.

#### FINANCIAL ADVISOR'S REPORT

Ms. Peak advised that she had nothing to report.

#### DEVELOPER'S REPORT

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

#### ENGINEER'S REPORT

Mr. Miller 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 authorize payment of the pay estimates and approve the change orders identified in the Engineer's Report. Director Neuneker 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 Detention and Outfall Channel. Following review, Director Sinner moved that the Board accept such conveyance and authorize the President to execute same on behalf of the Board and District, subject to receipt of the Engineer's Certificate of Completion and the contractor's Affidavit of All Bills Paid. Director Neuneker seconded the motion, which unanimously carried.

CHAMPIONS HYDRO-LAWN REPORT

Mr. Garcia presented a Detention and Drainage Facilities Report dated April 2024, a copy of which is attached hereto as **Exhibit E**. Following discussion, the Board requested that Champions prepare a proposal for additional seeding and stabilization on those portions of the outfall channel in need of additional stabilization.

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 April 17, 2024

Exhibit A Bookkeeping Report dated April 17, 2024

Exhibit B Tax Assessor/Collector's Report

Exhibit C Resolution Authorizing an Additional Penalty on Delinquent Real Property  
Taxes

Exhibit D Engineer's Report

Exhibit E Detention and Drainage Facilities Report