

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 152A

MINUTES OF MEETING

December 18, 2024

The Board of Directors (the "Board") of Montgomery County Municipal Utility District No. 152A met in regular session, open to the public on December 18, 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 Selber and Farrell, thus constituting a quorum.

Also present were Lorenzo Rivera and Katrina Bogany, 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"); Robert Garcia of Champions Hydro-Lawn, Inc. ("Champions"); Greg Lentz of Masterson Advisors LLC ("Masterson"); Greg McGrath of McGrath & Company, PLLC ("McGrath"); and Howard Cohen 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 November 20, 2024. Following discussion of the minutes presented, Director Brown moved that such minutes of the November 20, 2024 Board meetings be approved. Director Hightower seconded said motion, which unanimously carried.

## BOOKKEEPING REPORT

Mr. Patel then presented to and reviewed with the Board the Bookkeeping Report dated December 18, 2024, a copy of which is attached hereto as **Exhibit A**. Following review and discussion, Director Brown moved that the Bookkeeping Report be approved and that payment be authorized for the checks presented, except check nos. 2427 and 2428, which were voided. Director Hightower seconded the motion, which unanimously carried.

## FINANCIAL ADVISOR REPORT

Mr. Lentz next recommended that the Board adopt a Resolution Requesting Appraisal of Property as of January 1, 2025, from the Montgomery Central Appraisal District. Following discussion, Director Cox moved that the Resolution Requesting Appraisal of District Property, which is attached hereto as **Exhibit B**, be approved. Director Hightower seconded said motion, which unanimously carried.

## AUDIT REPORT FOR FISCAL YEAR ENDED AUGUST 31, 2024

In connection with the District's annual audit, Mr. McGrath presented and reviewed with the Board a draft audit report prepared by McGrath together with a draft letter concerning the Board's internal controls over financial reporting (the "Management Letter"), copies of which are attached hereto as **Exhibit C**. Mr. McGrath advised the Board that the Management Letter is being submitted in connection with the requirements of Statement on Auditing Standards No. 115. Mr. Cohen further discussed the Management Letter with the Board and distributed a proposed response to same on behalf of the Board and the District, a copy of which is included with **Exhibit C** (the "Management Response"). Mr. Cohen reviewed the Management Response with the Board and noted that same would be included in the final Management Letter. After discussion, it was moved by Director Hightower, seconded by Director Cox and unanimously carried, that (i) the audit report for the fiscal year ended August 31, 2024, be approved, subject to final review and comment by the District's consultants and Directors, (ii) the President be authorized to execute the Annual Filing Affidavit on behalf of the Board and the District, (iii) such audit report and Annual Filing Affidavit be filed with the Texas Commission on Environmental Quality, and (iv) the draft Management Response be approved as presented and forwarded to McGrath for inclusion in the final Management Letter.

## TAX ASSESSOR/COLLECTOR REPORT

Ms. Goin presented the Tax Assessor/Collector Report dated December 18, 2024, a copy of which is attached hereto as **Exhibit D**. Following review and discussion, Director Brown moved that the Tax Assessor/Collector Report be approved and that payment be authorized on the check presented. Director Cox seconded the motion, which unanimously carried.

Ms. Goin next recommended that the Board to authorize an aerial flyover of the District for submission to the Montgomery County Appraisal District ("MCAD"), at an estimated cost of \$1,025. Following review and discussion, Director Brown moved to authorize the TAC to perform

an aerial flyover of the District for submission to MCAD. Director Cox seconded the motion, which unanimously carried.

### ENGAGEMENT OF PROPERTY COUNSEL

The Board considered the engagement of Webb Strahan, PLLC ("Webb Strahan") as special property tax counsel for the District. Mr. Cohen explained to the Board that the Tax Assessor/Collector is being contracted by District residents in connection with their receipt of erroneous District tax bills from MCAD. In response, SPH is recommending the engagement of Webb-Strahan to work with MCAD to resolve the issue and to additionally authorize SPH to prepare a letter that can be provided to impacted tax payers in the District. Following discussion, Director Brown moved to (i) authorize SPH to prepare a letter to impacted tax payers in the District explaining the issues with MCAD, and (ii) approve the Legal Representation Agreement with Webb Strahan, authorize the President to execute same, and authorize SPH to acknowledge receipt of the Texas Ethics Commission ("TEC") Forms 1295 provided with same. Director Cox seconded the motion, which carried unanimously. Mr. Cohen presented to and reviewed with the Board the Legal Representation Agreement for Montgomery County Municipal Utility District No. 152A prepared by Webb Strahan attached hereto as **Exhibit E**. Director Cox seconded the motion, which carried unanimously.

### DEVELOPER'S REPORT

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

### SUBSTITUTION OF LAND WITHIN THE DISTRICT

Mr. Cohen next discussed a proposal to add 29.236 acres into the District in exchange for excluding 12.48 acres from the District and explained the rationale for the same. In connection therewith, Mr. Cohen presented a (i) Land Substitution Agreement with TPHTL and TLM-GP Townsend RD LLC ("TLM"), including a map illustrating the location of the tracts proposed to be annexed and excluded into the District, attached hereto as **Exhibit F**, (ii) a Petition to the Board, requesting the addition of a 29.236 acres from TLM to the District (the "Petition"), attached hereto as **Exhibit G**, (iii) a Petition from TLM and the District to the City of Conroe for its consent to annexation of 29.236 acres to the District (the "City Consent Petition"), attached hereto as **Exhibit H**, and (iv) a Petition for exclusion of 12.48 acre tract from TPHTL (the "Exclusion Petition"), attached hereto as **Exhibit I**. After discussion, Director Brown moved that the City Consent Petition be approved, and SPH be authorized to prepare and file an annexation consent application with the City of Conroe. Director Cox seconded said motion, which unanimously carried.

### ENGINEERS' REPORT

Mr. Murdock presented an Engineer's Report prepared by Quiddity dated December 18, 2024 ("Quiddity Report"), a copy of which is attached hereto as **Exhibit J**. Following review and discussion, Director Brown moved to (i) authorize payment of the pay estimates as identified in

the Quiddity Report, and (ii) approve the change orders as identified in the Quiddity Report. Director Hightower seconded the motion, which unanimously carried.

Mr. Zollman next presented an Engineer's Report prepared by Pape-Dawson dated December 18, 2024 ("Pape-Dawson Report"), a copy of which is attached hereto as **Exhibit K**. Following review and discussion, Director Cox 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 Hightower seconded the motion, which unanimously carried.

#### LANDSCAPE ARCHITECT'S REPORT

Mr. Cohen next presented and reviewed a Landscape Architect Report prepared by Clark Condon, dated as of December 18, 2024 ("Clark Condon Report"), a copy of which is attached hereto as **Exhibit L**, including the pay applications and change orders listed therein. Following such presentation and review, Director Brown moved to authorize payment of the pay applications and change orders listed in the Clark Condon Report. Director Hightower 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 M**. Following discussion, Director Hightower moved to approve the Operations Report, as presented, and authorize MDS to defer termination of water service to delinquent accounts in accordance with the District's Rate Order until after the holidays. Director Brown 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 December 2024, a copy of which is attached hereto as **Exhibit N**. He noted that there were no action items regarding the Detention and Drainage Facilities Report.

#### LAKE MANAGEMENT SERVICES REPORT

Mr. Cohen noted that there was no report this month from Lake Management Services.

#### APPROVAL OF LANDSCAPE MAINTENANCE AND SECURITY SERVICES AGREEMENT BETWEEN THE DISTRICT AND WOODSON'S RESERVE RESIDENTIAL COMMUNITY, INC ("WRC").

Mr. Cohen presented to and reviewed with the Board a Landscape and Security Services Agreement between the District and WRC, a copy of which is attached hereto as **Exhibit O**. Following discussion, Director Hightower moved to approve the Landscape and Security Services Agreement between the District and WRC and the President and Secretary be authorized to execute same on behalf of the Board and District, and authorize SPH to acknowledge receipt of the Texas

Ethics Commission ("TEC") Forms 1295 provided with same. Director Brown seconded the motion, which unanimously carried.

ATTORNEY'S REPORT

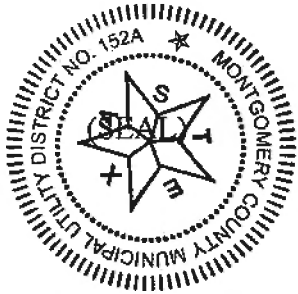
Mr. Cohen advised that he had nothing of a legal nature to report that was not covered under another agenda item.

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 Hightower, and unanimously carried, the meeting was adjourned.



Asst. Mary Strell  
Secretary, Board of Directors

List of Attachments to  
Montgomery County Municipal Utility District No. 152A  
Minutes of Meeting of December 18, 2024

- Exhibit A Bookkeeping Report dated December 18, 2024
- Exhibit B Resolution Requesting the Appraisal District for an Estimate of Value
- Exhibit C Draft Audit Report and Management Letter
- Exhibit D Tax Assessor/Collector's Report
- Exhibit E Webb Strahan Engagement Letter – Property Tax Counsel
- Exhibit F Land Substitution Agreement with TPHTL HBL LLC and TLM-GP  
Townsend RD LLC
- Exhibit G Petition for Annexation of 29.236 acres form TLM-GP Townsen RD LLC
- Exhibit H Petition to the City of Conroe for Consent to Annexation of 29.236 acres into  
the Boundaries of the District
- Exhibit I Petition for Exclusion of 12.48 Acre tract from TPHTL HBL, LLC
- Exhibit J Quiddity Engineering Report
- Exhibit K Pape-Dawson Engineers Report
- Exhibit L Clark Condon Report
- Exhibit M Operations Report
- Exhibit N Champions Hydro-Lawn Report
- Exhibit O Landscape Maintenance and Security Services Agreement Between the  
District and Woodson's Reserve Residential Community, Inc.