

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 152A

MINUTES OF MEETING
January 15, 2025

The Board of Directors (the "Board") of Montgomery County Municipal Utility District No. 152A met in regular session, open to the public on January 15, 2025, 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 Director Stanton, thus constituting a quorum.

Also present were 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"); Julie Peak of Masterson Advisors LLC ("Masterson"); Sue Jones, Kevin Jones, Bill Cole and Ren Cole, residents of the District; and Howard Cohen, Cole Tollinger 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. Mr. Cole introduced himself and his wife, Ren Cole and informed the Board that they were there to get more information on the District. Mr. Cohen responded to Mr. Cole and explained that after the Board meeting he would meet with Mr. Cole and the other residents to further address their questions. Mr. Cole thanked the Board and Mr. Cohen.

APPROVAL OF MINUTES

The Board reviewed the draft minutes of its meetings held on December 18, 2024. Following discussion of the minutes presented, Director Cox moved that such minutes of the December 18, 2024 Board meetings be approved. Director Selber 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**. He also presented and reviewed with the Board the Quarterly Investment Report for the period ended November 30, 2024 ("Investment Report"), a copy of which is attached to the Bookkeeper's Report. Following review and discussion, Director Cox moved that the (i) Bookkeeping Report be approved and that payment be authorized for the checks presented, except check no. 2449, which was voided, and the additional check no. 2464 for the request for estimate of value from Montgomery Central Appraisal District, and (ii) the Investment Report be approved and the District's Investment Officer be authorized to execute same on behalf of the Board and the District. Director Farrell seconded the motion, which unanimously carried.

SUBMISSION OF DISTRICT INFORMATION TO TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

Mr. Cohen next reminded the Board that, pursuant to the provisions of Chapter 403, Government Code, and Chapter 203, Local Government Code, the District is required to submit information to the Texas Comptroller of Public Accounts (the "Comptroller") for inclusion on the Special Purpose District Public Information Database. Mr. Cohen then recommended that the Board authorize the District auditor, McGrath & Co., PLLC ("McGrath") to prepare and submit the required information to the Comptroller. Following discussion, Director Cox moved, seconded by Director Hightower and unanimously carried, that McGrath be authorized to prepare the required information and submit same to the Comptroller for inclusion in the Special Purpose District Public Information Database.

TAX ASSESSOR/COLLECTOR REPORT

Ms. Goin presented the Tax Assessor/Collector Report dated January 15, 2025, a copy of which is attached hereto as **Exhibit B**. Following review and discussion, Director Farrell moved that the Tax Assessor/Collector Report be approved and that payment be authorized on the check presented. Director Hightower seconded the motion, which unanimously carried.

Ms. Goin next reminded the Board that it authorize an aerial flyover of the District for submission to the Montgomery County Appraisal District ("MCAD"), at last month's meeting, and presented the aerial picture of the District to the Board.

Ms. Goin also discussed the recent Supplements to the District's tax rolls and the impact on certain residential property in the District.

RATIFY ADOPTION OF RESOLUTION TO REQUEST APPRAISAL OF PROPERTY FROM MONTGOMERY CENTRAL APPRAISAL DISTRICT ("MCAD") FOR APPRAISAL OF PROPERTY

Mr. Cohen then discussed the District Financial Advisor's request for an estimate of value from MCAD for appraisal of property, previously approved by the Board last month. Mr. Cohen advised that the Board ratify the adoption of the Resolution to Request Appraisal of Property from MCAD. Following discussion, Director Hightower moved to ratify the action taken at last month's meeting. Director Cox seconded the motion, which unanimously carried.

RESOLUTION AUTHORIZING AN ADDITIONAL PENALTY ON DELINQUENT PERSONAL PROPERTY TAXES

The Board next considered the adoption of a Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes, a copy of which is attached hereto as **Exhibit C**. Mr. Cohen advised that the Board is authorized pursuant to Section 33.11 of the Texas Tax Code, as amended, to impose, under certain conditions, 60 days after the date the taxes become delinquent, an additional penalty not to exceed twenty percent (20%) of the total taxes, penalty and interest due the District on personal property taxes that remain delinquent as of said 60th day, as more fully described in said Resolution. After discussion, it was moved by Director Cox, seconded by Director Hightower and unanimously carried, that the Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes be adopted by the Board.

DEVELOPER'S REPORT

Ms. Bogany discussed the status of development in the District.

FINANCIAL ADVISOR REPORT

Ms. Peak noted that she has nothing new to report at this time.

ENGINEERS' REPORT

Mr. Murdock presented an Engineer's Report prepared by Quiddity dated January 15, 2025 ("Quiddity Report"), a copy of which is attached hereto as **Exhibit D**. Following review and discussion, Director Farrell 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 Selber seconded the motion, which unanimously carried.

Mr. Zollman next presented an Engineer's Report prepared by Pape-Dawson dated January 15, 2025 ("Pape-Dawson Report"), a copy of which is attached hereto as **Exhibit E**. Following review and discussion, Director Farrell 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 Cox seconded the motion, which unanimously carried.

Mr. Zollman next presented to the Board a recommendation to award the contract for construction of Water, Sanitary Sewer, Drainage and Paving to serve Woodson's Reserve Section 29 to Bay Utilities, LLC , the second lowest bidder on the project, in the amount of \$2,005,868.15, subject to the District's attorneys' confirmation that the payment and performance bonds and insurance certificates submitted in connection with such contract meets the requirements of the bid. Following review and discussion, Director Selber moved to award the contract for construction of Water, Sanitary Sewer, Drainage and Paving to serve Woodson's Reserve Section 29 to Bay Utilities, LLC. Director Cox seconded the motion, which unanimously carried.

LANDSCAPE ARCHITECT'S REPORT

Mr. Cohen noted that no representative of Clark Condon was present and no landscape architect report was received for this meeting.

OPERATOR'S REPORT

Ms. Hollingsworth presented an Operations Report prepared by MDS, a copy of which is attached hereto as **Exhibit F**. Following discussion, Director Cox moved to approve the Operations Report, as presented, and authorize MDS to write off one (1) account in the amount of \$125.67 as uncollectible, and authorize MDS to terminate water service to delinquent accounts in accordance with the District's Rate Order. Director Hightower 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 G**. 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.

AMENDMENT OF DISTRICT RATE ORDER

The Board then discussed an amendment of the District's Rate Order to reflect the removal of the ground water reduction plan fee in connection with the San Jacinto River Authority. Following discussion, Director Farrell moved to adopt the amended Rate Order attached hereto as **Exhibit H**, and revoke all prior Rate Orders adopted by the Board. Director Selber seconded the motion, which unanimously carried.

SOLICITATION OF INSURANCE PROPOSALS

The Board next considered authorizing solicitation of proposals for renewal of the District's insurance coverages. Mr. Cohen advised the Board that the District's current coverage is through McDonald Wessendorff ("McDonald"), and will expire on March 31, 2025. After discussion, the

Board agreed to solicit insurance renewal proposals from McDonald for its consideration at the next meeting.

ORDER ESTABLISHING POLICY FOR COVERED APPLICATIONS AND PROHIBITED TECHNOLOGY

The Board considered the adoption of an Order Establishing Policy for Covered Applications and Prohibited Technology ("Technology Policy"), a copy of which is attached hereto as **Exhibit I**. Mr. Cohen advised that Senate Bill 1893, as passed during the 88th Regular Session, requires that all political subdivisions of the state, including the District, adopt a policy that prohibits the installation of certain social media applications, defined as "covered applications", on electronic devices owned or leased by the District. Mr. Cohen noted that the social media application TikTok and any other software owned by ByteDance Limited are considered covered applications and may not be installed or used on a District owned or leased device. Mr. Cohen further advised that the proposed Technology Policy mirrors the model policy created for governmental entities created by the Texas Department of Information Resources ("DIR"), and will be updated as needed to comply with the recommendations of DIR. After discussion on the matter, Director Farrell moved that the Technology Policy be adopted, and that the President and Secretary be authorized to execute the same. Director Cox seconded said motion, which unanimously carried.

ATTORNEY'S REPORT

Mr. Cohen then advised the Board that the District has received notice from its continuing disclosure counsel, McCall Parkhurst & Horton L.L.P., that the Annual Report Pursuant to SEC Rule 15c2-12, was timely filed.

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 Farrell, seconded by Director Hightower, 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 January 15, 2025

- Exhibit A Bookkeeping Report dated December 18, 2024
- Exhibit B Tax Assessor/Collector's Report
- Exhibit C Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes
- Exhibit D Quiddity Engineering Report
- Exhibit E Pape-Dawson Engineers Report
- Exhibit F Operations Report
- Exhibit G Champions Hydro-Lawn Report
- Exhibit H Rate Order
- Exhibit I Order Establishing Policy for Covered Applications and Prohibited Technology