

MINUTES
MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 90

February 13, 2025

The Board of Directors (the "Board") of Montgomery County Municipal Utility District No. 90 (the "District") met in regular session, open to the public, on the 13th day of February, 2025, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Houston, Texas outside the boundaries of the District, and the roll was called of the members of the Board:

Tim Kurtin	President
Richard Fisher	Vice President
Perri D'Armond	Secretary
Ron Cutlip	Assistant Vice President
Danny Golden	Assistant Secretary

and all of the above were present except Director Golden, thus constituting a quorum.

Also attending the meeting were Josh Penton of Meritage Homes; Phil Halbert of Storm Water Solutions LLC ("SWS"); Adam Kupstas of Aurous Development Services, Ltd.; Ron Dechert of Pape-Dawson Engineers ("Pape-Dawson"); Trevor Konopka of Robert W. Baird & Co. Incorporated ("RWB"); Tracey Scott of Myrtle Cruz, Inc. ("Myrtle Cruz"); Robin Goin of Bob Leared Interests ("BLI"); and Greer Pagan and Kerri Houck of Allen Boone Humphries Robinson LLP ("ABHR").

MINUTES

The Board considered approving the minutes of the January 9, 2025, regular meeting. After review and discussion, Director Fisher moved to approve the minutes, as presented. Director D'Armond seconded the motion, which passed unanimously.

RENEWAL OF INSURANCE POLICIES

The Board reviewed a proposal received from Brown & Brown Insurance Services ("Brown & Brown") for renewal of the District's insurance policies. Following review and discussion, Director D'Armond moved to approve the proposal from Brown & Brown for renewal of the District's insurance policies. Director Fisher seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Goin reviewed the tax assessor/collector's report, including the delinquent tax roll and checks presented for payment from the tax account. A copy of the tax

assessor/collector's report is attached. She stated 97.4% of the District's 2024 taxes were collected as of January 31, 2025.

The Board considered requesting an appraisal of property and certificate of estimated appraised value as of February 15, 2025, for the District.

Following review and discussion, Director Fisher moved to (1) approve the tax assessor/collector's report and payment of the tax bills; and (2) obtain an appraisal of property and certificate of estimated appraised value as of February 15, 2025. Director D'Armond seconded the motion, which passed unanimously.

REPORT FROM STORM WATER SOLUTIONS

Mr. Halbert reviewed a facility report of the north, middle, and south detention ponds, a copy of which is attached.

ENGINEERING MATTERS

Mr. Dechert reviewed the engineer's report, a copy of which is attached, and updated the Board on pending construction projects in the District.

Mr. Dechert reviewed the plans and specifications and requested the Board authorize him to advertise for bids for the water, sewer, and drainage facilities to serve Creighton Cove, Section 1. Following and discussion, Director D'Armond moved to approve the plans and specifications and to authorize the engineer to advertise for bids for the water, sewer, and drainage facilities to serve Creighton Cove, Section 1. Director Fisher seconded the motion, which passed unanimously.

ADOPT RESOLUTION AUTHORIZING APPLICATION TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY FOR APPROVAL OF PROJECT AND BONDS

Mr. Pagan presented and reviewed a Resolution Authorizing Application to the Texas Commission on Environmental Quality for Approval of Project and Bonds ("Resolution") for bond issue number six at an amount not to exceed \$4,000,000. After review and discussion, Director Fisher moved to approve the Resolution and direct that it be filed appropriately and retained in the District's official records. Director Cutlip seconded the motion, which passed unanimously.

DEVELOPMENT IN THE DISTRICT

Mr. Penton and Mr. Kupstas generally reported on development matters in the District.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Scott reviewed the bookkeeper's report, budget comparison, and schedule of investments and presented the District's bills for payment. A copy of the bookkeeper's report is attached. Following review and discussion, Director Fisher moved to approve the bookkeeper's report and authorize payment of the bills. Director D'Armond seconded the motion, which passed unanimously.

APPROVE ANNUAL REPORT IN ACCORDANCE WITH CONTINUING DISCLOSURE OF INFORMATION AGREEMENT

Mr. Pagan reviewed an Annual Report containing updated financial and operating data to be filed in accordance with the continuing disclosure provisions contained in the bond resolutions. He stated that the District is required to file certain financial and operating data with the Municipal Securities Rulemaking Board through the Electronic Municipal Market Access ("EMMA") system in compliance with SEC Rule 15c2-12. Following review and discussion, Director D'Armond moved to approve the Annual Report, authorize the attorney to submit the District's updated financial and operating data to EMMA in compliance with the continuing disclosure provisions contained in the bond resolutions and direct that the Report be filed appropriately and retained in the District's official records. Director Fisher seconded the motion, which passed unanimously.

ANNUAL REVIEW OF PROCEDURES FOR CONTINUING DISCLOSURE COMPLIANCE

The Board reviewed the District's procedures for continuing disclosure compliance. Mr. Pagan stated that no changes are required at this time.

ADOPTION OF COVERED APPLICATIONS POLICY

Mr. Pagan discussed legislation enacted by the Texas Legislature that requires all governmental entities to adopt a policy prohibiting the use of certain social media applications and services on government-owned or -leased devices. She stated that a model policy was developed by the Texas Departments of Public Safety and Information Resources for use by governmental entities. Mr. Pagan reviewed the proposed Covered Applications Policy with the Board. After review and discussion, Director D'Armond moved to adopt a Resolution Adopting Covered Applications Policy and direct that the Resolution be filed appropriately and retained in the District's official records. Director Fisher seconded the motion, which passed unanimously.

MEETING DATE

The Board concurred to hold the next regular meeting on April 10, 2025, at 11:00 a.m.

There being no further business to consider, the meeting was adjourned.



Peter D'Ammond
Secretary, Board of Directors

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