

MONTGOMERY COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 205

MINUTES OF MEETING OF BOARD OF DIRECTORS

March 19, 2025

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 March 19, 2025, at 1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas, in accordance with the duly posted Notice of Public Meeting. Members of the public were permitted to attend the meeting by telephone conference. The roll was called of the duly constituted officers and members of the Board, to-wit:

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, thus constituting a quorum. Director Sinner entered the meeting later as noted below.

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"); Robert Garcia of Champions Hydro-Lawn, Inc. ("Champions"); Chris Neville and Rick Garza of TexaClean Services, LLC ("TexaClean"); Julie Peak of Masterson Advisors LLC ("Masterson"); Howard Cohen and Jennifer Spears of Schwartz, Page & Harding, L.L.P. ("SPH"); and Martin Murdock of Quiddity Engineering, LLC ("Quiddity") and Bill Cole, resident of the District, who both entered the meeting later as noted below.

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 February 19, 2025. After review and discussion of the minutes presented, Director Collins 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 Collins moved that the Bookkeeping Report be approved and that payment be authorized on the checks presented, being check nos. 1300 through 1308. Director Neuneker seconded the motion, which unanimously carried

Mr. Murdock and Mr. Cole entered the meeting during the Bookkeeper's Report. Director Sinner also entered at this time and chaired the remainder of the meeting.

UNCLAIMED PROPERTY REPORT

The Board considered authorizing the preparation of Unclaimed Property Reports as of March 1, 2025. After discussion on the matter, Director Collins moved that the District's consultants be authorized to research the District's accounts to determine whether the District has unclaimed property and the District's Bookkeeper and/or Tax Assessor/Collector be authorized to prepare such report for the Board's approval. Director Neuneker seconded said motion, which unanimously carried.

TAX ASSESSOR/COLLECTOR REPORT

Ms. Goin presented the Tax Assessor/Collector Report dated February 28, 2025, a copy of which is attached hereto as **Exhibit B**. Following review and discussion, Director Collins moved that the Tax Assessor/Collector Report be approved and that payment be authorized on the checks presented. Director Neuneker seconded the motion, which unanimously carried.

Ms. Goin next informed the Board that she has provided suggested revisions to the draft clerical error notices from Montgomery Central Appraisal District ("MCAD), specifically the notice should reflect the error and the extension of the Notice of Protest period. Ms. Goin advised that she will continue to monitor the situation and update the Board.

FINANCIAL ADVISOR REPORT

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

DEVELOPER'S REPORT

Ms. Bogany reported to the Board that Phase 1 of development is complete with 242 lots. Ms. Bogany then reported to the Board that Phase 2, with 352 lots, will have street acceptance completed soon. She noted that lot sales for Sections 24 through 28 are soon. Ms. Bogany further went on to report to the Board that development of Phase 3 has begun.

ENGINEER'S REPORT

Mr. Murdock presented an Engineer's Report prepared by Quiddity dated March 19, 2025, a copy of which is attached hereto as **Exhibit C**. Mr. Murdock advised that there was no action being requested in connection with the Engineer's Report.

CHAMPIONS HYDRO-LAWN REPORT (PHASE ONE OF THE DIVERSION CHANNEL)

Mr. Garcia presented a Detention and Drainage Facilities Report dated March 2025, a copy of which is attached hereto as **Exhibit D**. Mr. Garcia advised that there was no action being requested in connection with the Champions Hydro-Lawn Detention and Drainage Facilities Report.

TEXACLEAN REPORT

Mr. Garza introduced himself to the Board and informed the Board that he would be attending future Board meetings, and looked forward to working with the Board. Mr. Garza next presented a maintenance report on the Drainage Ditch, Phase Two for Woodson's Reserve, ("TexaClean Report") dated March 19, 2025, a copy of which is attached hereto as **Exhibit E**. Mr. Garza noted that there was no action requested in connection with the TexaClean Report.

ATTORNEY'S REPORT

Mr. Cohen informed the Board that SPH has been working with the building parking office to help alleviate the parking issues that Board members have informed SPH about in previous months. In response SPH, along with the building parking office, are working to provide a QR code for guest usage. Mr. Cohen explained the proposed procedures, noting additional information will be forthcoming regarding same.

ADJOURNMENT

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



Dea Nuen
Asst. Secretary, Board of Directors

List of Attachments to
Montgomery County Water Control and Improvement District No. 205
Minutes of Meeting of March 19, 2025

- Exhibit A Bookkeeping Report dated March 19, 2025
- Exhibit B Tax Assessor/Collector's Report
- Exhibit C Quiddity Engineering Report
- Exhibit D Champions Hydro-Lawn Detention and Drainage Facilities Report
- Exhibit E TexaClean Report