

MINUTES
MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 142

April 9, 2025

The Board of Directors (the “Board”) of Montgomery County Municipal Utility District No. 142 (the “District”) met in regular session, open to the public, on the 9th day of April, 2025, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 1350, Houston, TX, outside the boundaries of the District, and the roll was called of the duly appointed members of the Board:

Cody Carden	President
Fritz Fowler	Vice President
David J. Patrick	Secretary
Connor Lynch	Director
Cameron Feehan	Director

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

Also present at the meeting in person were: Noel Barfoot of McCall Gibson Swedlund Barfoot Ellis PLLC; Russell Bird of Ellison Development; Roshell Arterburn of District Data Services, Inc.; Debbie Arellano of Bob Leared Interests; Morgan Brown of Bleyl & Associates Project Engineering and Management; Spencer Day of Masterson Advisors; and Hannah Bradley and Anne-Marie Bradford of Allen Boone Humphries Robinson LLP.

PUBLIC COMMENT

Ms. Bradley offered any members of the public attending the meeting the opportunity to make a public comment. There being no members of the public requesting to make a public comment, Ms. Bradley moved to the next agenda item.

MINUTES

The Board considered approving the minutes of the February 12, 2025 meeting. After review and discussion, Director Carden moved to approve the minutes. Director Lynch seconded the motion, which passed unanimously.

AUDIT FOR FISCAL YEAR END DECEMBER 31, 2024

Mr. Barfoot presented and reviewed the draft audit for the District’s fiscal year end December 31, 2024. After discussion, Director Feehan moved to approve the audit for the fiscal year end December 31, 2024, subject to final consultant and Board review and comment. Director Patrick seconded the motion, which passed unanimously.

MAINTENANCE OF DISTRICT DETENTION FACILITIES, AND APPROVE APPROPRIATE ACTION

There was no discussion regarding this agenda item.

DISTRICT INSURANCE RENEWAL

The Board reviewed an insurance renewal proposal from McDonald & Wessendorff Insurance. After review and discussion, Director Lynch moved to approve renewal of the District's insurance policies through McDonald & Wessendorff Insurance. Director Carden seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Arterburn presented and reviewed the bookkeeping report, a copy of which is attached, including a list of checks presented for payment. She then reviewed and requested approval of additional Check No. 2288 in the amount of \$6,814.00 for the insurance renewal premium.

Ms. Arterburn reviewed a proposed amendment to the December 31, 2025 fiscal year end budget, a copy of which is attached to the bookkeeping report, and additionally recommended revising the line item for renewal of the District's insurance policies to reflect the actual amount.

Following review and discussion, Director Patrick moved to (i) approve the bookkeeper's report and pay the bills; (ii) approve Check No. 2288; and (iii) adopt the amended budget, as discussed. Director Fowler seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Arellano presented and reviewed the tax assessor/collector's report, a copy of which is attached. Following review and discussion, Director Patrick moved to approve the tax assessor/collector's report and payment of the tax bills. Director Carden seconded the motion, which passed unanimously.

RESOLUTION AUTHORIZING APPLICATION TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Mr. Day reviewed a proforma cash flow analysis for the proposed bond application no. 5 in the amount of \$6,000,000. A copy of the analysis is attached.

Ms. Bradley discussed the proposed timeline, and the Board considered adopting a Resolution Authorizing Application to the Texas Commission on Environmental Quality. Following review and discussion, Director Feehan moved to adopt the

Resolution Authorizing Application to the Texas Commission on Environmental Quality. Director Lynch seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Brown presented and reviewed the engineering report, a copy of which is attached.

The Board reviewed and considered accepting the following conveyance documents:

1. Special Warranty Deed (Reserves in Mackenzie Creek); and
2. Special Warranty Deed (Reserve A of Caney Creek Place Section 1).

Following review and discussion, Director Feehan moved to approve the engineering report and accept the Special Warranty Deeds presented. Director Lynch seconded the motion, which passed unanimously.

ANNEXATION MATTERS

Ms. Bradley discussed the proposed annexation of Ellison Collections (The Hamlet on Sapp Road) into the District and reviewed an Order Adding Land to add the tract into the District. She then reviewed an Amendment to Information Form and stated that the Texas Water Code requires that the District file the Amendment to the Information Form with Montgomery County and the Texas Commission on Environmental Quality, reflecting the new boundaries of the District.

The Board considered accepting a Waiver of Special Appraisal for the Benefit of the District ("Waiver") from Ellison Development, LLC.

The Board next considered approving a Development Financing Agreement with Ellison Development, LLC.

Following review and discussion, Director Patrick moved to (i) adopt the Order Adding Land; (ii) authorize execution of the Amendment to Information Form; (iii) authorize acceptance of the Waiver; and (iv) authorize execution of the Development Financing Agreement with Ellison Development, LLC. Director Carden seconded the motion, which passed unanimously.

DEVELOPMENT IN THE DISTRICT

There was no report on this agenda item.

NEXT MEETING DATE

The Board concurred to meet on May 14, 2025, subject to any outstanding District matters that need to be addressed prior.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.

(SEAL)




Secretary, Board of Directors

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