

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 152A

MINUTES OF MEETING

April 16, 2025

The Board of Directors (the "Board") of Montgomery County Municipal Utility District No. 152A met in regular session, open to the public on April 16, 2025, at 1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas 77056, in accordance with the duly posted notice of 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:

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 Farrell and Selber, thus constituting a quorum.

Also present were Lorenzo Rivera 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"); Erin Larimore of Clark Condon ("Clark Condon"); Bill Cole, resident of the District; and Howard Cohen and Jennifer Spears of Schwartz, Page & Harding, L.L.P. ("SPH").

PUBLIC COMMENTS

The Board began by opening the meeting for public comments. Mr. Cole addressed the Board and read a statement to the Board from himself and other residents of the District, a copy of which is attached hereto as **Exhibit A**. Mr. Cohen assured Mr. Cole that the Board will work with the Developer and District consultants to resolve those issues raised by the residents and that were within the purview of the District. The Board concurred and thanked Mr. Cole for his bring these issues to the Board's attention.

APPROVAL OF MINUTES

The Board reviewed the draft minutes of its meetings held on March 19, 2025. Following discussion of the minutes presented, Director Brown moved that such minutes of the March 19, 2025, Board meetings be approved, as written. Director Cox seconded said motion, which unanimously carried.

BOOKKEEPING REPORT

Mr. Patel then presented to and reviewed with the Board the Bookkeeping Report dated April 16, 2025, a copy of which is attached hereto as **Exhibit B**. He also presented and reviewed with the Board the Quarterly Investment Report for the period ended February 28, 2025 ("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, being check nos. 2501 through 2518, with the exception of check nos. 2502 and 2503 which were voided, 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 Brown seconded the motion, which unanimously carried.

TAX ASSESSOR/COLLECTOR REPORT

Ms. Goin presented the Tax Assessor/Collector Report dated March 31, 2025, a copy of which is attached hereto as **Exhibit C**.

Ms. Goin next informed the Board that she has received the revised draft of the clerical error notices from Montgomery Central Appraisal District ("MCAD"), and a list of the affected taxpayers. Ms. Goin explained that MCAD is continuing to work on printing and mailing out the notices to affected taxpayers. Mr. Cohen recommended that the Board send out its own letter in connection with the matter to help explain to the proposed resolution to the affected residents. Following review and discussion, Director Brown moved that (i) the Tax Assessor/Collector Report be approved and that payment be authorized on the checks presented; and (ii) the Tax Assessor/Collector be authorized to work with SPH to prepare and send the letter discussed above to the affected district residents. Director Cox seconded the motion, which unanimously carried.

RESOLUTION AUTHORIZING AN ADDITIONAL PENALTY ON DELINQUENT REAL PROPERTY TAXES

The Board then considered the adoption of a Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes. Mr. Cohen advised that the Board is authorized, pursuant to Section 33.07 of the Texas Tax Code, as amended, to impose an additional penalty not to exceed twenty percent (20%) of the total taxes, penalty, and interest due the District on taxes that remain delinquent as of July 1. He noted that the additional penalty to be imposed by this Resolution will not apply to delinquent personal property taxes that have incurred an additional penalty pursuant to that certain Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes, which was passed and approved by the District on January 15, 2025. After further discussion, it was moved by Director Brown, seconded by Director Cox, and unanimously carried, that the Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes, a copy of which is attached hereto as **Exhibit D**, be adopted by the District, and that Perdue, Brandon, Fielder, Collins and Mott, L.L.P., be authorized to proceed with the collection of the District's 2024 delinquent real property tax accounts on July 1, 2025, subject to proper notice having been given as provided in said Resolution, including the filing of lawsuits as necessary.

DEVELOPER'S REPORT

Mr. Rivera presented a map of the District for the Board's reference. Mr. Rivera reported that lots in Phases One and Two have been delivered, lots in Section 28 were delivered in February 2025, and development is currently underway in Sections 29 through 33, and that facilities to serve Sections 36 through 40 are in the design phase, along with Lift Stations Nos. 3 through 5. He also noted that development of Ponds C and D are also underway.

FINANCIAL ADVISOR'S REPORT

Mr. Lentz noted that she has nothing new to report at this time.

STATUS OF PREPARATION OF BOND APPLICATION REPORT ("BAR")

Mr. Cohen reported to the Board that the District's consultants are continuing to prepare BAR, and SPH is in the process of reviewing same and will present the BAR to the Board once it is ready for approval.

ENGINEERS' REPORT

Mr. Zollman next presented an Engineer's Report prepared by Pape-Dawson dated April 16, 2025 ("Pape-Dawson Report"), a copy of which is attached hereto as **Exhibit E**.

Mr. Murdock presented an Engineer's Report prepared by Quiddity dated April 16, 2025 ("Quiddity Report"), a copy of which is attached hereto as **Exhibit F**. Following review and discussion, Director Brown moved to (i) approve both Engineers' reports; (ii) authorize payment of Change Order No. 1 as identified in the Pape-Dawson Report; and (iii) authorize payment of the pay estimate No. 3 as identified in the Quiddity Report. Director Cox seconded the motion, which unanimously carried.

LANDSCAPE ARCHITECT'S REPORT

Ms. Larimore next presented and reviewed a Landscape Architect Report prepared by Clark Condon, dated as of April 16, 2025 ("Clark Condon Report"), a copy of which is attached hereto as **Exhibit G**, including (i) the four (4) pay applications, and (ii) two (2) change orders as listed therein. Following such presentation and review, Director Cox moved to (i) authorize payment of the pay applications and change orders as listed in the Clark Condon Report. Director Brown 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 H**. Following discussion, Director Hightower moved to approve the Operations Report, as presented, and authorize MDS to terminate water service to delinquent accounts in accordance with the District's Rate Order. Director Brown seconded the motion, which unanimously carried.

ANNUAL REVIEW OF THE DISTRICT'S IDENTITY THEFT PREVENTION PROGRAM

The Board considered review of the District's Identity Theft Prevention Program (the "Program"), a copy of which is included with **Exhibit H**. In connection therewith, Ms. Hollingsworth presented MDS's annual report and advised the Board regarding the District's experience with identity theft during the prior year, current identity theft prevention methods, the types of accounts maintained by the District and the District's business arrangements with other entities. Ms. Hollingsworth recommended that no changes be made to the District's Program the Board concurred that no changes were necessary to the Program at this time.

CHAMPIONS HYDRO-LAWN REPORT

Mr. Garcia presented to and reviewed with the Board a Detention and Drainage Facilities Report dated "April 2025, a copy of which is attached hereto as **Exhibit I**. Mr. Garcia next presented to the Board proposals for fill slope erosion repairs on Hazelbrook Lane and Pleasant Ridge Drive at a cost of \$37,500 and \$9,240.00, respectively. Following review and discussion, Director Cox moved to approve the proposals in all aspects, authorize the President to execute same, and authorize SPH to acknowledge receipt of the Texas Ethics Commission ("TEC") Form 1295 provided with same. Copies of the proposals thus approved are included hereto with **Exhibit I**. Director Hightower seconded the motion, which unanimously carried.

LAKE MANAGEMENT SERVICES REPORT

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

ANNUAL MAINTENANCE FOR ARBITRAGE ANALYSIS REPORT

Mr. Cohen presented to and reviewed with the Board the Annual Maintenance for Arbitrage Analysis Report prepared by Municipal Risk Management Group, L.L.C. ("MRMG") (the "Arbitrage Analysis Report") in connection with the District's outstanding bonds; a copy of the Arbitrage Analysis Report is attached hereto as **Exhibit J**. In connection therewith, Mr. Cohen presented a proposal from Arbitrage Compliance Specialists, Inc. ("ACS") to prepare the Arbitrage Rebate Reports and/or Yield Restriction Reports for certain bond series as indicated in said report. After discussion on the matter, it was moved by Director Cox, seconded by Director Brown and unanimously carried, that ACS be engaged by the District to prepare said reports, that the President be authorized to execute the engagement letter from ACS concerning same, a copy of which is included in **Exhibit J**, on behalf of the Board and the District, and that the associated TEC Form 1295 be accepted and acknowledged.

ATTORNEY'S REPORT

Mr. Cohen acknowledged that he needed to schedule a meeting between Mr. Cole and Mr. Bonola and district consultants in connection with their questions on the organization, duties and budgets, and that he would get that meeting scheduled and apologized that the meeting had been scheduled.

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 Cox, 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 April 16, 2025

- Exhibit A Resident Letter to the Board of Directors
- Exhibit B Bookkeeping Report dated April 16, 2025
- Exhibit C Tax Assessor/Collector's Report
- Exhibit D Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes
- Exhibit E Pape-Dawson Engineers Report
- Exhibit F Quiddity Engineering Report
- Exhibit G Clark Condon Report
- Exhibit H Operations Report
- Exhibit I Champions Hydro-Lawn Report
- Exhibit J Annual Maintenance for Arbitrage Analysis Report