

MONTGOMERY COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 205

MINUTES OF MEETING OF BOARD OF DIRECTORS

April 16, 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 April 16, 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 Neunecker, Assistant Secretary
Elaine Balagia, Assistant Secretary

and all of said persons were present except for Directors Sinner and Frey, 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"); Robert Garcia of Champions Hydro-Lawn, Inc. ("Champions"); Rick Garza of TexaClean Services, LLC ("TexaClean"); Greg Lentz of Masterson Advisors LLC ("Masterson"); Bill Cole, resident of the District; and Howard Cohen and Jennifer Spears of Schwartz, Page & Harding, L.L.P. ("SPH").

Mr. Cohen advised the Board that in the absence of both the Board President and Vice President a Chairman of the Board needed to be appointed. After discussion, the Board appointed Director Collins as Chairman of the Board for the duration of the Board of Directors meeting. The Chairman 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 addressed the Board and read a statement to the Board from himself and other residents of the District expressing both the positive and negatives that they are observing in 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 with Mr. Cohen and thanked Mr. Cole for his bring these issues to the Board's attention.

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 March 19, 2025. After review and discussion of the

minutes presented, Director Neuneker moved that such minutes be approved, as written. Director Collins seconded said motion, which was 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 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 Neuneker moved that the (i) Bookkeeping Report be approved and that payment be authorized for the checks presented, being check nos. 1309 through 1319, with the exception of check nos. 1309 and 1313 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 Collins 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 the proposed resolution to the affected residents. Following review and discussion, Director Neuneker 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 Collins 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 Neuneker, seconded by Director Collins, 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.

FINANCIAL ADVISOR REPORT

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

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, 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.

ENGINEER'S REPORT

Mr. Murdock presented an Engineer's Report prepared by Quiddity dated April 16, 2025, a copy of which is attached hereto as **Exhibit E**. Following review and discussion, Director Neuneker moved to authorize payment of the Pay Estimate No. 9 and final, in the amount of \$156,031.50 as identified in the Engineer's Report. Director Collins seconded the motion, which unanimously carried.

CHAMPIONS HYDRO-LAWN REPORT

Mr. Garcia presented a Detention and Drainage Facilities Report dated April 2025, a copy of which is attached hereto as **Exhibit F**. Mr. Garcia reported on the trapping and removal of feral hogs in the District, and that the number of hogs has been reduced significantly.

TEXACLEAN REPORT

Mr. Garza next presented a maintenance report on the Drainage Ditch, Phase Two for Woodson's Reserve, ("TexaClean Report") dated April 16, 2025, a copy of which is attached hereto as **Exhibit G**. Mr. Garza discussed a needed repair to the Drainage Ditch, including the rock filter dam and the repair of the same. Mr. Garza noted that there was no action requested in connection with the TexaClean Report.

BERG OLIVER MAINTENANCE REPORT

Mr. Cohen reported to the Board that Change Order No. 3 for land management services for the maintenance of Woodson's Gully in the amount of \$600,069.00 which has been previously executed and is asking for the Board to ratify the action for approval of Change Order No. 3 for land management services in connection with Woodson's Gully. Following review and discussion, Director Neuneker moved to ratify the approval of Change Order No. 3 for land management

services in the amount of \$600,069.00, in connection with Woodson's Gully. Director Collins second the motion, which unanimously carried.

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.

ADJOURNMENT

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




Secretary, Board of Directors

List of Attachments to
Montgomery County Water Control and Improvement District No. 205
Minutes of Meeting of April 16, 2025

Exhibit A	Resident Statement 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	Quiddity Engineering Report
Exhibit F	Champions Hydro-Lawn Detention and Drainage Facilities Report
Exhibit G	TexaClean Report