

MONTGOMERY COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 205

MINUTES OF MEETING OF BOARD OF DIRECTORS

May 21, 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 May 21, 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 also 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, except for Director Balagia, thus constituting a quorum.

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"); Martin Murdock of Quiddity Engineering, LLC ("Quiddity"); Robert Garcia of Champions Hydro-Lawn, Inc. ("Champions"); Rick Garza of TexaClean Services, LLC ("TexaClean"); Uyen Thi Nguyen, member of the public; Bill Cole, resident of the District; and Howard Cohen and Jennifer Spears of Schwartz, Page & Harding, L.L.P. ("SPH").

The meeting was called to order and declared opened for business as might properly come before the Board.

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 April 16, 2025. After review and discussion of the minutes presented, Director Sinner moved that such minutes be approved, as written. Director Neuneker 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 A**, including the disbursement presented for payment from the District's various accounts. Following review and discussion, Director Sinner moved that the

Bookkeeping Report be approved and that payment be authorized on the checks presented, being check nos. 1320 through 1329, with the exception of check no. 1323, which was voided. Director Neuneker seconded the motion, which unanimously carried.

TAX ASSESSOR/COLLECTOR REPORT

Ms. Goin presented the Tax Assessor/Collector Report dated April 30, 2025, a copy of which is attached hereto as **Exhibit B**.

Ms. Goin next informed the Board that she has received notification from the Montgomery Central Appraisal District ("MCAD"), that the notices of clerical error had been mailed out on May 12, 2025, to the affected taxpayers. Ms. Goin noted that there was no specific protest hearing deadline given on the notices and that she had been informed that MCAD would use the date of postmark to determine said deadline. Following review and discussion, Director Sinner 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.

UNCLAIMED PROPERTY REPORT

The Board next considered approval of an Unclaimed Property Report as of March 1, 2023, and the filing of same with the Texas Comptroller of Public Accounts prior to July 1, 2025. In connection therewith, Mr. Patel advised the Board that there was no unclaimed property in the District's operating accounts for the reporting period, and submitted a letter to that effect, a copy of which is attached hereto as **Exhibit C**.

FINANCIAL ADVISOR REPORT

Mr. Cohen noted that there was no representative present from Masterson Advisors, LLC and no report was presented.

ENGAGE MUNICIPAL RISK MANAGEMENT GROUP, LLP ("MRMG") TO PREPARE ANNUAL MAINTENANCE FOR ARBITRAGE ANALYSIS REPORT FOR THE DISTRICT'S OUTSTANDING BONDS

The Board considered engagement of MRMG to prepare annual maintenance arbitrage analysis reports for the District's outstanding bonds. Mr. Cohen reminded the Board that, as previously advised in connection with the issuance of the District's outstanding bonds, arbitrage compliance is ultimately the responsibility of the Board and the District, and that MRMG's report will assist with same. Mr. Cohen noted that SPH has reviewed and MRMG's form of engagement letter., and reviewed the terms of the same with the Board. Mr. Cohen noted that MRMG has filed Texas Ethics Commission ("TEC") Form 1295 with the TEC, and has provided the District with a copy of same. Following discussion, Director Sinner moved that (i) MRMG be engaged to prepare an annual maintenance report for the District's outstanding bonds, and the President be authorized to execute the engagement letter with MRMG on behalf of the Board and the District, and (ii) SPH be authorized to acknowledge the District's receipt of TEC Form 1295 with the TEC. Director

Neuneker seconded said motion, which unanimously carried. A copy of the engagement letter thus approved is attached hereto as **Exhibit D**.

DEVELOPER'S REPORT

Ms. Bogany reported to the Board that the amenity center is in the design phase and construction is projected to begin in September 2025.

ENGINEER'S REPORT

Mr. Murdock presented an Engineer's Report prepared by Quiddity dated May 21, 2025, a copy of which is attached hereto as **Exhibit E**. Following review and discussion, Director Sinner moved to approve the Engineer's Report and authorize (i) Change Order No. 5, deducting \$176,196.73 for final quantity adjustments, and (ii) Pay Estimate No. 10 and final, in the amount of \$59,122.56 as identified in the Engineer's Report. Director Neuneker seconded the motion, which unanimously carried.

Mr. Murdock further presented and reviewed with the Board correspondence regarding the notification of the flood hazard revisions that are in connection with the development of Montgomery County Municipal Utility District No. 152B, a copy of which is included in the Quiddity Engineering Report. He noted that no action was required from the Board at this time.

CHAMPIONS HYDRO-LAWN REPORT

Mr. Garcia presented a Detention and Drainage Facilities Report dated May 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 May 13, 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 noted that no representative of Berg Oliver was present.

ATTORNEY'S REPORT

Mr. Cohen advised that he had nothing of a legal nature to report that was not covered under another agenda item.

ADJOURNMENT

There being no further business to come before the Board, on motion made by Director Sinner, seconded by Director Neunecker, 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 May 21, 2025

Exhibit A	Bookkeeping Report dated May 21, 2025
Exhibit B	Tax Assessor/Collector's Report
Exhibit C	Unclaimed Property Report
Exhibit D	Engagement Letter with Municipal Risk Management Group, LLP
Exhibit E	Quiddity Engineering Report
Exhibit F	Champions Hydro-Lawn Detention and Drainage Facilities Report
Exhibit G	TexaClean Report