

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 152A

MINUTES OF MEETING

March 19, 2025

The Board of Directors (the "Board") of Montgomery County Municipal Utility District No. 152A met in regular session, open to the public on March 19, 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 Cox and Hightower, thus constituting a quorum.

Also present were Katrina Bognay 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"); Lori Buckner of Municipal District Services, L.L.C. ("MDS"); Robert Garcia of Champions Hydro-Lawn, Inc. ("Champions"); Julie Peak of Masterson Advisors LLC ("Masterson"); Erin Larimore of Clark Condon ("Clark Condon"); Bill Cole, resident of the District; Armand Bonola, resident of the District joined via teleconference; 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 Brown 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 stated that he had numerous concerns to discuss, however he recognized some concerns may be better directed to the Developer. Mr. Cole went onto to inform the Board that: (i) a District sign was leaning near the amenity pond and a broken aerator in the amenity pond; (ii) silt fencing and other debris near the amenity pond needs to be removed; (iii) there are non-working lights on the River Meadows monument sign as well as other street lights; and (iv) there is construction debris around a builder's trailer that needs to be removed. Mr. Garcia advised that Champions would have the District sign straightened. A discussion then ensued regarding the broken aerator, which is a feature maintained by the homeowner's association feature, but that the District will

coordinate with Lake Management Services on this issue. Ms. Bogany next addressed the lighting issues and stated that the Developer is working with CenterPoint Energy on same. She advised that she will continue to update the Board and Mr. Cole on the matter.

Mr. Bonola next addressed the Board via teleconference and inquired about the District's financial status and current budget. Mr. Cohen offered to coordinate a teleconference call with Mr. Bonola, the District Financial Advisor, Bookkeeper, and SPH to address Mr. Bonola's inquiries. Mr. Bonola acknowledged it would be beneficial and noted he had no further comments at this time.

APPROVAL OF MINUTES

The Board reviewed the draft minutes of its meetings held on February 26, 2025. Following discussion of the minutes presented, Director Selber moved that such minutes of the February 26, 2025, Board meetings be approved, as written. Director Brown seconded said motion, which unanimously carried.

BOOKKEEPING REPORT

Mr. Patel then presented to and reviewed with the Board the Bookkeeping Report dated March 19, 2025, a copy of which is attached hereto as **Exhibit A**. Following review and discussion, Director Farrell moved that the Bookkeeping Report be approved, and that payment be authorized for the checks presented, except check nos. 2483 and 2487, which were voided. Director Brown seconded the 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 Selber moved that the Tax Assessor/Collector Report be approved, and that payment be authorized on the disbursements presented. Director Brown 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.

UNCLAIMED PROPERTY REPORT

The Board considered authorizing the preparation of Unclaimed Property Reports as of March 1, 2025. After discussion on the matter, Director Brown 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 Farrell seconded said motion, which unanimously carried.

DEVELOPER'S REPORT

Ms. Bogany reported to the Board on the completion status of Phase Two, and the planning status for Phase Three. The Board noted no action on its part regarding same..

FINANCIAL ADVISOR'S REPORT

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

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

Mr. Murdock reported to the Board that the District's consultants are continuing to prepare BAR, and will present the BAR to the Board once it is ready for approval.

ENGINEERS' REPORT

Mr. Murdock presented an Engineer's Report prepared by Quiddity dated March 19, 2025 ("Quiddity Report"), a copy of which is attached hereto as **Exhibit C**. Following review and discussion, Director Farrell moved to authorize payment of the pay estimate as identified in the Quiddity Report. Director Selber seconded the motion, which unanimously carried.

Mr. Zollman next presented an Engineer's Report prepared by Pape-Dawson dated March 19, 2025 ("Pape-Dawson Report"), a copy of which is attached hereto as **Exhibit D**. Following review and discussion, Director Farrell moved to (i) authorize the Engineer to advertise for bids the construction project for the right turn lane on the Grand Parkway at Woodson's Grand Drive; and (ii) authorize payment of the pay estimates as identified in the Pape-Dawson Report. Director Selber 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 March 19, 2025 ("Clark Condon Report"), a copy of which is attached hereto as **Exhibit E**, including the pay applications, and request for authorization to bid Section 29, Sections 30 and 33 landscaping improvements, as listed therein. Following such presentation and review, Director Farrell moved to (i) authorize payment of the pay applications, (ii) authorize Clark Condon to bid Section 29, Sections 30 and 33 landscape improvements listed in the Clark Condon Report. Director Selber seconded the motion, which unanimously carried.

OPERATOR'S REPORT

Ms. Buckner presented an Operations Report prepared by MDS, a copy of which is attached hereto as **Exhibit F**. Following discussion, Director Selber 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 Farrell seconded the motion, which unanimously carried.

CHAMPIONS HYDRO-LAWN REPORT

Mr. Garcia presented to and reviewed with the Board a Detention and Drainage Facilities Report dated March 2025, a copy of which is attached hereto as **Exhibit G**. Mr. Garcia next presented to the Board a proposal for removal and hauling away of silt fencing, and related facilities from around the perimeter of the detention pond, at a cost of \$4,396.00. Following review and discussion, Director Farrell moved to approve the proposal in all aspects, authorize the Chairman to execute same, and authorize SPH to acknowledge receipt of the Texas Ethics Commission ("TEC") Form 1295 provided with same. A copy of the proposal thus approved is included hereto with **Exhibit G**. Director Selber 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.

MUNICIPAL RISK MANAGEMENT GROUP, LLC ("MRMG") ARBITRAGE REBATE AND YIELD RESTRICTION ANALYSIS

Mr. Cohen noted that there was no analysis from MRMG to present this month, and recommended that the Board defer the agenda item to the next Board meeting. The Board concurred to defer this agenda item to the next Board meeting.

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.

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 Farrell seconded by Director Selber, 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 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 Pape-Dawson Engineers Report
- Exhibit E Clark Condon Report
- Exhibit F Operations Report
- Exhibit G Champions Hydro-Lawn Report