

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 152A

MINUTES OF MEETING

June 18, 2025

The Board of Directors (the "Board") of Montgomery County Municipal Utility District No. 152A met in regular session, open to the public on June 18, 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 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:

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 Director 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"); Greg Lentz of Masterson Advisors LLC ("Masterson"); Robert Garcia of Champions Hydro-Lawn, Inc. ("Champions"); 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 opened the meeting for public comments. No comments from the public were presented.

APPROVAL OF MINUTES

The Board reviewed the draft minutes of its meetings held on May 21, 2025. Following discussion of the minutes presented, Director Cox moved that such minutes of the May 21, 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 June 18, 2025, a copy of which is attached hereto as **Exhibit A**. Following review and discussion, Director Cox moved that the Bookkeeping Report be approved and that payment be authorized for the checks presented, being check nos. 2537 through 2555, including an additional check no. 2555 payable to Montgomery Central Appraisal District ("MCAD") in connection with the request for

estimate of value, and with the exception of check no. 2539 which was voided. Director Brown seconded the motion, which unanimously carried.

TAX ASSESSOR/COLLECTOR REPORT

Ms. Goin presented the Tax Assessor/Collector Report dated May 31, 2025, a copy of which is attached hereto as **Exhibit B**. Following review and discussion, Director Cox moved that the Tax Assessor/Collector Report be approved, and that payment be authorized on the checks presented. Director Hightower seconded the motion, which unanimously carried.

Ms. Goin noted that she has received the preliminary values for the District from MCAD, but that several completed homes appear to be missing and that MCAD will need to correct same. Ms. Goin noted that she will continue to coordinate with MCAD and will update the Board next month.

DEVELOPER'S REPORT

Mr. Rivera reported to the Board that Phases Two and Three have been delivered. He further reported that Phase Three is currently in development, and Phase Four is in plan approval and clearing phase. Mr. Cole requested the Board's permission to provide a handout detailing resident issues. The Board concurred and Mr. Cole reviewed same, a copy of which is attached hereto as **Exhibit C**. Mr. Rivera responded to Mr. Cole's report and agreed to work with Mr. Cole to resolve the issues that he had brought to the Board's attention. The Board requested an update at next month's meeting on same.

FINANCIAL ADVISOR REPORT

Mr. Cohen requested that the Board defer the Financial Advisor's Report until discussion of the Series 2025 Bonds agenda item. The Board concurred to defer this agenda item until later in the meeting.

ENGINEERS' REPORT

Mr. Murdock presented an Engineer's Report prepared by Quiddity dated June 18, 2025 ("Quiddity Report"), a copy of which is attached hereto as **Exhibit D**, including the Pay Estimates and Change Orders listed therein. Following review and discussion, Director Cox moved to (i) approve the Quiddity Report, (ii) authorize payment of the pay estimates, and approval of the change orders identified in the Quiddity Report, and (ii) accept the TEC Form 1295 provided by DL Glover Clearing, LLC and authorize SPH to acknowledge receipt of same. Director Brown seconded the motion, which unanimously carried.

Mr. Murdock further requested the Board defer on the approval of the conveyances listed in his report until next month, as Quiddity is still finalizing the close out of the projects. The Board concurred and deferred on the approval of the conveyances identified in the Quiddity Report.

Mr. Zollman next presented an Engineer's Report prepared by Pape-Dawson dated June 18, 2025 ("Pape-Dawson Report"), a copy of which is attached hereto as **Exhibit E**. Following review

and discussion, Director Cox moved to (i) approve the Pape-Dawson Report, (ii) authorize design of Townsen Boulevard Phase Three, Water, Drainage and Paving, and Woodson's Reserve, Section 34, Water, Sanitary Sewer, Drainage and Paving, and (iii) approve the change orders as identified in the Pape-Dawson Report. Director Brown seconded the motion, which unanimously carried.

UTILITY COMMITMENT

Mr. Cohen reported to the Board that the District is expecting a utility commitment request from Grand Oaks Retail Dev, LLC ("Grand Oaks Retail") in connection with development of an eight (8) acre tract, and discussed SPH's standard form of Utility Commitment. Mr. Cohen advised that the Engineer will update the District once a formal utility commitment request is received from Grand Oaks Retail.

ADOPTION OF RESOLUTION REQUESTING APPRAISAL OF PROPERTY AS OF JULY 1, 2025, FROM THE MONTGOMERY CENTRAL APPRAISAL DISTRICT

Mr. Cohen advised the Board that Masterson has requested that the District request an estimate of value from MCAD as of July 1, 2025. Following discussion, Director Farrell moved for the approval and execution of the Resolution Authorizing Request for Appraisal of Property as of July 1, 2025, a copy of which is attached hereto as **Exhibit F**. Director Brown seconded the motion, which unanimously carried.

BOND APPLICATION REPORT FOR \$9,000,000 UNLIMITED TAX BONDS, SERIES 2025 (the "SERIES 2025 BONDS")

The Board considered the status of the issuance of the District's Series 2025 Bonds. In connection therewith, Mr. Lentz reminded the Board that the completed Bond Application Report for the District's Series 2025 Bonds was filed with the Texas Commission on Environmental Quality ("TCEQ") for review on May 2, 2025, and was declared administratively complete on May 6, 2025. He noted that the draft Order and Memorandum of the TCEQ authorizing the issuance of the Series 2025 Bonds has not yet been received, and that SPH is continuing to correspond with the TCEQ regarding same.

Mr. Cohen next advised that a reimbursement audit will need to be completed for the Series 2025 Bonds. In connection therewith, Mr. Cohen presented to and reviewed with the Board an engagement letter, on behalf of McGrath & Co., PLLC, for the completion of said reimbursement audit for the Series 2025 Bonds, a copy of which is attached hereto as **Exhibit G**. After discussion, Director Cox moved that Masterson be engaged to complete the reimbursement audit for the Series 2025 Bonds, and that SPH be authorized to acknowledge the Texas Ethics Commission Form 1295 submitted by Masterson in connection therewith. Director Farrell seconded said motion, which unanimously carried.

The Board next discussed the preparation of the Preliminary Official Statement and Notice of Sale for the Series 2025 Unlimited Tax Bonds. Following discussion, Director Cox moved that Masterson be authorized to begin preparation of the Preliminary Official Statement and Notice of Sale relative to the Series 2025 Unlimited Tax Bonds for review at its July Board meeting. Director Farrell seconded said motion, which unanimously carried.

Mr. Cohen next presented a management representation letter received from McGrath in connection with the fiscal year ending August 31, 2024, a copy of which is attached hereto as **Exhibit H**. He noted the letter states that there are no changes in the financial position of the District since the last representation letter dated December 18, 2024. Following discussion, Director Cox moved that the letter be accepted and the President be authorized to execute same on behalf of the Board and the District. Director Farrell seconded said motion, which unanimously carried.

LANDSCAPE ARCHITECT'S REPORT

Ms. Larimore next presented the Landscape Architect Report prepared by Clark Condon, dated as of June 18, 2025 ("Clark Condon Report"), a copy of which is attached hereto as **Exhibit I**, including the pay applications and change orders as listed therein. Following such review of same, Director Cox moved to (i) approve the Clark Condon Report as presented, and (ii) authorize payment of the pay applications and change orders, as listed in the Clark Condon Report. Director Farrell 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 J**. 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 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 June 2025, a copy of which is attached hereto as **Exhibit K**. Mr. Garcia also presented a proposal from Champions the removal of dead trees, a copy of which is included in **Exhibit K**. Following discussion, Director Farrell moved to (i) accept the Champions Hydro-Lawn Report, (ii) approve the proposal in all respects and authorize the President to execute same, and (iii) accept Champions' TEC Form 1295 and authorize SPH to acknowledge receipt of the same with the TEC. Director Cox 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.

ATTORNEY'S REPORT

Mr. Cohen reported to the Board the SPH is awaiting confirmation from the City of Conroe (the "City") regarding consent to the District's annexation of 29.236 acres of land. Mr. Cohen advised that the land swap will be completed following receipt of the City's Consent Ordinance.

RECORDS DESTRUCTION REQUEST

Mr. Cohen advised the Board that the District's Records Retention Schedules adopted in connection with its Records Management Program require that certain records of the District be retained only for specific periods of time based on the type of record. As an example, he explained that notes taken during meetings which are used to prepare the official minutes of Board meetings, are to be retained for ninety days after approval of such minutes by the Board. He next presented a request from the District's Records Management Officer for approval to destroy certain records (which will not be scanned in and stored electronically) in accordance with the District's Records Retention Schedules. A copy of the subject request is attached hereto as **Exhibit L** (the "Request"). After discussion on the matter, Director Cox moved that SPH be authorized to destroy the records described in the Request. Director Hightower seconded said motion, which unanimously carried.

AUTHORIZE COMPLETION, EXECUTION AND FILING WITH THE SECRETARY OF STATE OF A VOTING SYSTEM ANNUAL FILING FORM

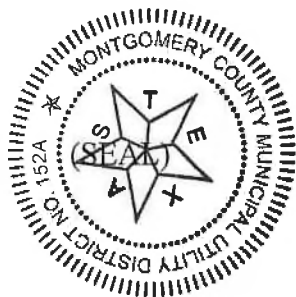
The Board considered authorizing the completion, execution and filing with the Secretary of State of a Voting System Annual Filing Form relative to District elections. Mr. Cohen advised that pursuant to the Texas Election Code, each political subdivision in the State of Texas is required to complete and file said Form with the Secretary of State's office. After discussion, Director Farrell moved that SPH be authorized to complete and execute the Voting System Annual Filing Form and to file same with the Secretary of State's Office on behalf of the Board and the District. Director Cox seconded said motion, which carried unanimously.

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 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 June 18, 2025

- Exhibit A Bookkeeping Report dated June 18, 2025
- Exhibit B Tax Assessor/Collector's Report
- Exhibit C Resident Report to the Board of Directors
- Exhibit D Quiddity Engineering Report
- Exhibit E Pape-Dawson Engineers Report
- Exhibit F Resolution Requesting Appraisal of Property
- Exhibit G Engagement Letter for Preparation of Reimbursement Audit – Series 2025 Bonds
- Exhibit H District Representation Letter
- Exhibit I Clark Condon Report
- Exhibit J Operations Report
- Exhibit K Champions Hydro-Lawn Report
- Exhibit L Records Destruction Request