

MONTGOMERY COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 205

MINUTES OF MEETING OF BOARD OF DIRECTORS

June 18, 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 June 18, 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 Directors Frey and Balagia, 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"); Chris Neville 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").

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. Mr. Cole addressed the Board and reported that the Montgomery Central Appraisal District ("MCAD") is working with several residents on their appraisal appeals. The Board noted no additional discussion was necessary regarding same.

APPROVAL OF MINUTES

The Board considered approval of the draft minutes of the meeting of the Board of Directors held on May 21, 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 presented to and reviewed with the Board the Bookkeeping Report, a copy of which is attached hereto as **Exhibit A**, including the disbursements presented for payment from the District's various accounts. Following review and discussion, Director Sinner moved that the (i) Bookkeeping Report be approved and that payment be authorized on the checks presented, being check nos. 1330 through 1339, and an additional check no. 1340 payable to MCAD, with the exception of check nos. 1330 and 1333, which were voided. Director Neuneker 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 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.

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.

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 C** (the "Request"). After discussion on the matter, Director Sinner moved that SPH be authorized to destroy the records described in the Request. Director Neuneker seconded said motion, which unanimously carried.

FINANCIAL ADVISOR REPORT

Mr. Cohen noted that the Board Financial Advisor's Report will be discussed under the the Road Bond agenda item. The Board concurred to defer this agenda item till later in the meeting.

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.

ENGINEER'S REPORT

Mr. Murdock presented an Engineer's Report prepared by Quiddity dated June 18, 2025, a copy of which is attached hereto as **Exhibit D**. He recommended that the Board defer acceptance of the conveyance of utility facilities listed in the Engineer's Report until next month. The Board concurred to defer action at this time.

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 obtain an estimate of value from MCAD as of July 1, 2025. Following discussion, Director Sinner 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 E**. Director Neuneker seconded the motion, which unanimously carried.

STATUS OF THE ISSUANCE OF THE DISTRICT'S \$1,835,000 UNLIMITED TAX ROAD BONDS, SERIES 2025 ("ROAD BONDS")

Mr. Lentz then discussed the proposed issuance of the District's Road Bonds and reviewed with the Board (i) a cost flow analysis prepared by Masterson, and (ii) a draft Summary of Costs prepared by Quiddity in connection therewith, copies of which are attached hereto as **Exhibit F**. Mr. Cohen advised that it would be necessary to engage an auditor to pre-audit the projects to be included in such bond issue in order to finalize the Summary of Costs. Mr. Cohen then presented an Engagement Letter prepared by McGrath & Co. ("McGrath") for the preparation of such audit, and advised the Board that McGrath's fees for preparing the audit report will be computed at its standard hourly rates. After discussion of the matter, Director Sinner moved that the Board (i) approve the draft Summary of Costs relative to the Bonds, subject to final review and comment by SPH and Masterson, (ii) authorize the District's consultants to prepare the Preliminary Official Statement and Notice of Sale for the Road Bonds: (iii) approve the engagement letter from McGrath to prepare an audit report in connection with the projects to be included in the road bond issue, and (iv) authorize SPH to acknowledge the District's receipt of the corresponding Texas Ethics Commission Form 1295 received from McGrath. Director Neuneker seconded said motion, which carried unanimously. A copy of the engagement letter thus approved is attached hereto as **Exhibit G**.

Mr. Murdock then presented a proposal from Quiddity for preparation of the summary of costs and related documents required in connection with the Road Bonds, a copy of which is attached hereto as **Exhibit H**. Mr. Cohen reported that Quiddity has filed a Texas Ethics Commission Form 1295 with the Texas Ethics Commission and provided the District with a copy

of same. Following discussion, Director Sinner moved to approve and authorize the President to execute such proposal and accept and authorize SPH to acknowledge the District's receipt of Quiddity's Texas Ethics Commission Form 1295 with the Texas Ethics Commission. Director Neuneker seconded the motion, which unanimously carried.

CHAMPIONS HYDRO-LAWN REPORT

Mr. Garcia presented a Detention and Drainage Facilities Report dated June 2025, a copy of which is attached hereto as **Exhibit I**. The Board took no action regarding same.

TEXACLEAN REPORT

Mr. Neville next presented a maintenance report on the Drainage Ditch, Phase Two for Woodson's Reserve ("TexaClean Report") dated June 17, 2025, a copy of which is attached hereto as **Exhibit J**. Mr. Neville also presented a proposal from TexaClean for the repair of erosion with in the drainage ditch, a copy of which is included in **Exhibit J**. Following discussion, Director Sinner moved to (i) approve the repair proposal in all respects and authorize the President to execute same, and (ii) accept TexaClean's TEC Form 1295 and authorize SPH to acknowledge receipt of the same. Director Neuneker seconded the motion, which unanimously carried.

BERG OLIVER MAINTENANCE REPORT

Mr. Cohen noted that no representative of Berg Oliver was present.

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.

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 K**. He noted the letter states that there are no changes in the financial position of the District since the last representation letter dated November 20, 2024. Following discussion, Director Sinner moved that the letter be accepted and the President be authorized to execute same on behalf of the Board and the District. Director Neuneker 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 Sinner 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 Neuneker seconded said motion, which carried unanimously.

ADJOURNMENT

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



A handwritten signature in blue ink, consisting of several loops and flourishes, positioned above a horizontal line.

Secretary, Board of Directors

List of Attachments to
Montgomery County Water Control and Improvement District No. 205
Minutes of Meeting of June 18, 2025

- Exhibit A Bookkeeping Report dated June 18, 2025
- Exhibit B Tax Assessor/Collector's Report
- Exhibit C Records Destruction Request
- Exhibit D Quiddity Engineering Report
- Exhibit E Resolution Requesting Appraisal of Property
- Exhibit F Draft Summary of Costs
- Exhibit G Engagement Letter for Preparation of Pre-Audit – Series 2025 Road Bonds
- Exhibit H Proposal from Quiddity Engineering, LLC – Engineering Services in connection with the Series 2025 Road Bonds
- Exhibit I Champions Hydro-Lawn Detention and Drainage Facilities Report
- Exhibit J TexaClean Report
- Exhibit K District Representation Letter