

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 152A

MINUTES OF MEETING

May 21, 2025

The Board of Directors (the "Board") of Montgomery County Municipal Utility District No. 152A met in regular session, open to the public on May 21, 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 Directors Cox and Hightower, 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"); William R. Zollman of Pape-Dawson Engineers, LLC ("Pape-Dawson"); Dana Hollingsworth of Municipal District Services, L.L.C. ("MDS"); 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 April 16, 2025. Following discussion of the minutes presented, Director Selber moved that such minutes of the April 16, 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 May 21, 2025, a copy of which is attached hereto as **Exhibit A**. Following review and discussion, Director Brown moved that the (i) Bookkeeping Report be approved and that payment be authorized for the checks presented, being check nos. 2519 through 2536, with the exception of check nos.

2519 and 2523 which were voided. Director Selber 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 the hearing deadline for the taxpayers in the appeals process with MCAD. Following review and discussion, Director Brown moved that the Tax Assessor/Collector Report be approved, and that payment be authorized on the checks presented. Director Selber 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 herewith, 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**.

DEVELOPER'S REPORT

Ms. Bogany reported to the Board that the amenity center is in the design phase and the construction is projected to begin in September 2025. She further reported that Phase Three, Sections 29 and 30 have been platted and said plats are recorded in the Montgomery County Real Property records.

FINANCIAL ADVISOR REPORT

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

ENGINEERS' REPORT

Mr. Murdock presented an Engineer's Report prepared by Quiddity dated May 21, 2025 ("Quiddity Report"), a copy of which is attached hereto as **Exhibit D**. Following review and discussion, Director Selber moved to (i) authorize payment of Pay Estimate No. 1, and (ii) authorize

approval of the change orders as identified in the Quiddity Report. Director Brown 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.

Mr. Zollman next presented an Engineer's Report prepared by Pape-Dawson dated May 21, 2025 ("Pape-Dawson Report"), a copy of which is attached hereto as **Exhibit E**. Following review and discussion, Director Selber moved to (i) approve both the Quiddity and Pape-Dawson Reports, (ii) award of contract to Forde Construction Company, in the amount, of \$464,105.50 for the right turn lane on Grand Parkway at Woodson's Grand Drive, and (iii) payment of the pay estimates as identified in the Pape-Dawson Report. Director Brown seconded the motion, which unanimously carried.

BOND APPLICATION REPORT FOR \$9,000,000 UNLIMITED TAX BONDS, SERIES 2025

Mr. Cohen presented and reviewed with the Board the Bond Application Report ("BAR") in connection with \$9,000,000 Unlimited Tax Bonds, Series 2025 issue, a copy of which is attached hereto as **Exhibit F**. Mr. Cohen next presented the Order authorizing the filing of the BAR with the Texas Commission on Environmental Quality ("TCEQ"). Mr. Cohen further explained to the Board that due to the timing of the approval process with the TCEQ the District Engineer had filed the BAR on May 6, 2025, in between the regular meeting of the District, and requested that the Board ratify the Order authorizing the filing of the BAR with the TCEQ. Following review and discussion, Director Selber moved to ratify the approval of the Order authorizing the filing of the BAR with the TCEQ. Director Brown, 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 May 21, 2025 ("Clark Condon Report"), a copy of which is attached hereto as **Exhibit G**, including (i) the six pay applications, (ii) three change orders, and (iii) award of contract to Triple E Landscapes for \$935,488.00 for Phase Three, Sections 30 and 33, as listed therein. Following such presentation and review, Director Farrell moved to (i) authorize payment of the pay applications and change orders, as listed in the Clark Condon Report and (ii) award of contract to Triple E Landscapes in connection with the Phase Three, Sections 30 and 33, as listed in the Clark Condon Report. Director Selber 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 H**. 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 Brown seconded the motion, which unanimously carried.

CONSUMER CONFIDENCE REPORT

Ms. Hollingsworth next presented to and reviewed with the Board the District's 2024 Consumer Confidence Report ("CCR"), a copy of which is attached hereto as **Exhibit I**. In connection therewith, Mr. Cohen advised the Board that, pursuant to CCR requirements promulgated by the Texas Commission on Environmental Quality ("TCEQ") and Environmental Protection Agency, the District is required to provide a report to all customers of the District by July 1 of each year, containing various information regarding the District's water supply. After discussion on the matter, Ms. Hollingsworth requested that the Board consider authorizing MDS to distribute said CCR to all customers via a direct URL link provided in the District's water bill. After further discussion, Director Farrell moved that the 2024 CCR be approved, subject to final review by SPH, and that MDS be authorized to distribute same to the District's customers electronically prior to July 1, 2025. Director Selber seconded said motion, which carried unanimously. a

CHAMPIONS HYDRO-LAWN REPORT

Mr. Garcia presented to and reviewed with the Board a Detention and Drainage Facilities Report dated "May 2025, a copy of which is attached hereto as **Exhibit J**. He noted that there were no action items regarding the Detention and Drainage Facilities Report.

LAKE MANAGEMENT SERVICES REPORT

Mr. Cohen noted that there was no report received this month from Lake Management Services.

ATTORNEY'S REPORT

Mr. Cohen noted that he had been in communications with Christie Leighton of Best Trash in connection with a resident's complaint regarding the delay of delivery of trash receptacles after moving into their house. Ms. Leighton worked with the resident and the issue has been resolved and Ms. Leighton further communicated that she will monitor the situation and asked the Board to contact her directly if they need further assistance.

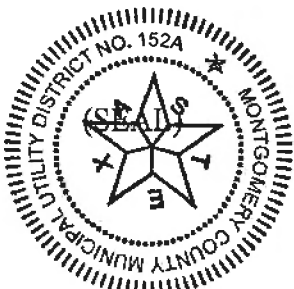
FUTURE AGENDA

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 Selber, seconded by Director Farrell, 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 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 Quiddity Engineering Report
- Exhibit E Pape-Dawson Engineers Report
- Exhibit F Bond Application Report for \$9,000,000 Unlimited Tax Bonds, Series 2025
- Exhibit G Clark Condon Report
- Exhibit H Operations Report
- Exhibit I 2024 Consumer Confidence Report
- Exhibit J Champions Hydro-Lawn Report