

MINUTES  
MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 90

April 10, 2025

The Board of Directors (the "Board") of Montgomery County Municipal Utility District No. 90 (the "District") met in regular session, open to the public, on the 10th day of April, 2025, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Houston, Texas outside the boundaries of the District, and the roll was called of the members of the Board:

Tim Kurtin	President
Richard Fisher	Vice President
Perri D'Armond	Secretary
Ron Cutlip	Assistant Vice President
Danny Golden	Assistant Secretary

and all of the above were present thus constituting a quorum.

Also attending the meeting were Scott Black of David Weekley Homes; Josh Penton of Meritage Homes; Phil Halbert of Storm Water Solutions LLC ("SWS"); Adam Kupstas of Aurous Development Services, Ltd.; Ron Dechert of Pape-Dawson Engineers ("Pape-Dawson"); Mitchell Neupert of Robert W. Baird & Co. Incorporated ("RWB"); Tracey Scott of Myrtle Cruz, Inc. ("Myrtle Cruz"); Robin Goin of Bob Leared Interests ("BLI"); and Greer Pagan and Kerri Houck of Allen Boone Humphries Robinson LLP ("ABHR").

MINUTES

The Board considered approving the minutes of the February 13, 2025, regular meeting. After review and discussion, Director Fisher moved to approve the minutes, as presented. Director D'Armond seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Goin reviewed the tax assessor/collector's report, including the delinquent tax roll and checks presented for payment from the tax account. A copy of the tax assessor/collector's report is attached. She stated 99.0% of the District's 2024 taxes were collected as of March 31, 2025. Following review and discussion, Director Fisher moved to approve the tax assessor/collector's report and payment of the tax bills. Director D'Armond seconded the motion, which passed unanimously.

## REPORT FROM STORM WATER SOLUTIONS

Mr. Halbert reviewed a facility report of the north, middle, and south detention ponds, a copy of which is attached.

## WAIVER OF SPECIAL APPRAISAL

The Board considered accepting a Waiver of Special Appraisal for the Benefit of the District provided by Meritage Homes of Texas LLC. Following review and discussion, Director Fisher moved to authorize acceptance of the Waiver of Special Appraisal for the Benefit of the District provided by Meritage Homes of Texas LLC. Director D'Armond seconded the motion, which passed unanimously.

## ORDER ADOPTING ELECTRONIC BIDDING RULES

The Board considered adopting an Order Adopting Section 49.2731 Electronic Bidding Rules to permit the receipt of bids under Section 49.273 of the Texas Water Code through electronic transmission. Following review and discussion, Director Fisher moved to adopt an Order Adopting Section 49.2731 Electronic Bidding Rules. Director D'Armond seconded the motion, which passed unanimously.

## ORDER ADOPTING ELECTRONIC SIGNATURE RULES

The Board considered adopting an Order Adopting Electronic Signature Rules For Construction Contracts to set forth rules surrounding the receipt of electronic signatures on construction contracts. Following review and discussion, Director Fisher moved to adopt an Order Adopting Electronic Signature Rules For Construction Contracts. Director D'Armond seconded the motion, which passed unanimously.

## ENGINEERING MATTERS

Mr. Dechert reviewed the engineer's report, a copy of which is attached, and updated the Board on pending construction projects in the District.

Mr. Dechert stated that bids have been received for the water, sewer, and drainage facilities to serve Creighton Cove, Section 1. Mr. Dechert recommended that the Board award the contract to the lowest qualified bidder, TexaSite, LLC ("TexaSite") in the amount of \$1,782,135.80. The Board concurred that, in its judgment, TexaSite was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project. Following review and discussion and based on the engineer's recommendation, Director Golden moved to (1) approve the engineer's report; and (2) award the contract for the water, sewer, and drainage facilities to serve Creighton Cove, Section 1 to TexaSite in the amount of \$1,782,135.80, based upon the engineer's recommendation and subject to receipt of the payment and performance

bonds and review of the certificate of insurance and endorsements, if any, provided by the contractor. Director D'Armond seconded the motion, which passed unanimously.

#### UPDATE ON BOND APPLICATION NO. 6

Mr. Pagan updated the Board on bond application no. 6.

#### DEVELOPMENT IN THE DISTRICT

Mr. Kupstas, Mr. Black, and Mr. Penton generally reported on development matters in the District.

#### FINANCIAL AND BOOKKEEPING MATTERS

Ms. Scott reviewed the bookkeeper's report, budget comparison, and schedule of investments and presented the District's bills for payment. A copy of the bookkeeper's report is attached. Following review and discussion, Director Fisher moved to approve the bookkeeper's report and authorize payment of the bills. Director D'Armond seconded the motion, which passed unanimously.

#### MEETING DATE

The Board concurred to hold the next regular meeting on July 10, 2025, at 11:00 a.m.

There being no further business to consider, the meeting was adjourned.



  
Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

	<u>Minutes</u>
	<u>Page</u>
Tax assessor/collector's report .....	1
SWS report .....	2
Engineer's report.....	2
Bookkeeper's report.....	3