

MONTGOMERY COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 205

MINUTES OF MEETING OF BOARD OF DIRECTORS

July 16, 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 July 16, 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, thus constituting a quorum.

Also present were Lorenzo Rivera and Kelvin Jerome of TPHTL HBL, LLC ("TPHTL"); Toto Ontowiryo 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"); Rick Garza of TexaClean Services, LLC ("TexaClean"); Julie Peak 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. No comments from the public were presented.

APPROVAL OF MINUTES

The Board considered approval of the draft minutes of the meeting of the Board of Directors held on June 18, 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 AND QUARTERLY INVESTMENT REPORT

Mr. Ontowiryo presented to and reviewed with the Board the Bookkeeping Report dated July 16, 2025, a copy of which is attached hereto as **Exhibit A**, including the disbursements

presented for payment from the District's various accounts. He also presented to and reviewed with the Board the Quarterly Investment Report for the period ended May 31, 2025 ("Investment Report"), a copy of which is attached to the Bookkeeper's Report. Following review and discussion, Director Sinner moved that the (i) Bookkeeping Report be approved and that payment be authorized for the checks presented, being check nos. 1341 through 1352, and (ii) the Investment Report be approved and the District's Investment Officer be authorized to execute same on behalf of the Board and the District. Director Neuneker seconded the motion, which unanimously carried.

Mr. Ontowiryo also presented a draft budget for the fiscal year ending August 31, 2026, and advised the Board that he will present the budget for approval at the next Board meeting following feedback from the Board and the District's consultants.

TAX ASSESSOR/COLLECTOR REPORT

Ms. Goin presented the Tax Assessor/Collector Report dated June 30, 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.

DELINQUENT TAX ATTORNEY REPORT

Mr. Cohen presented to and reviewed with the Board the Delinquent Tax Report, dated July 16, 2025, prepared by Perdue, Brandon, Fielder, Collins & Mott, L.L.P., the District's delinquent tax collection attorneys, a copy of the report is attached hereto as **Exhibit C**. Mr. Cohen noted that no Board action was necessary in connection with any of the accounts reflected in the report.

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 until later in the meeting.

REQUESTS FOR ANNEXATION AND EXCLUSION OF LAND

Mr. Cohen advised the Board that SPH is still awaiting confirmation from the City of Conroe (the "City") regarding consent to the District's annexation of the 29.236 and 32.36 acres tracts of land, respectively. Mr. Cohen advised that the land substitution will be completed following receipt of the City's Consent Ordinance to the annexation of additional land.

Mr. Cohen reviewed with the Board the procedures for the proposed exclusion of land from the boundaries of the District, and presented the map included as **Exhibit D** attached hereto depicting the area proposed to be excluded. The Board then considered the calling of a public hearing to be held Wednesday, August 20, 2025, at 11:00 a.m. at which hearing the Board will announce its conclusions relating to the land to be excluded from the District and may receive petitions for exclusion of land pursuant to Section 49.303 through 49.307 of the Texas Water Code, as amended. After discussion, Director Sinner moved that (i) the hearing be called, as discussed,

(ii) the Order Calling Exclusion Hearing attached hereto as **Exhibit E** be approved, as presented, and (iii) SPH be authorized to publish the appropriate notice with *The Conroe Courier*. Director Neuneker seconded said motion, which unanimously carried.

DEVELOPER'S REPORT

Mr. Rivera reported to the Board that all sections within Phase One and Phase Two have been completed and the development of Phase Three has begun. He further reported that the connection between Grand Drive and the Grand Parkway has been approved by Texas Department of Transportation, and construction is underway.

ENGINEER'S REPORT

Mr. Murdock presented an Engineer's Report prepared by Quiddity dated July 16, 2025, a copy of which is attached hereto as **Exhibit F**. 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. Following discussion, upon motion made by Director Neuneker, seconded by Director Sinner, and unanimously carried, to approve the Engineer's Report as presented.

STATUS OF THE ISSUANCE OF THE DISTRICT'S \$1,840,000 UNLIMITED TAX ROAD BONDS, SERIES 2025 ("ROAD BONDS")

Mr. Cohen advised the Board that the draft Summary of Costs prepared by Quiddity that was approved by the Board last month was revised to increase the par amount to \$1,840,000, a copy of which is attached hereto as **Exhibit G**. After discussion of the matter, Director Sinner moved that the Board (i) approve the revised Summary of Costs relative to the Road Bonds, subject to final review and comment by SPH and Masterson. Director Neuneker seconded said motion, which carried unanimously.

Mr. Cohen advised the Board that the Tax Assessor/Collector and Financial Advisor have received an Estimate of Value ("EOV") as of July 1, 2025, from the Montgomery Central Appraisal District ("MCAD"), but have recommended that the Board delay the issuance of the Road Bonds by (30) thirty days to give the Tax Assessor/Collector and Financial Advisor time to review the EOV and request confirmation of the EOV from MCAD. The Board concurred to defer on the remaining Road Bond agenda items until next month.

CHAMPIONS HYDRO-LAWN REPORT

Mr. Garcia presented a Detention and Drainage Facilities Report dated July 2025, a copy of which is attached hereto as **Exhibit H**. The Board noted that no action was required regarding same.

TEXACLEAN REPORT

Mr. Neville next presented a maintenance report on the Drainage Ditch, Phase Two for Woodson's Reserve ("TexaClean Report") dated July 15, 2025, a copy of which is attached hereto as **Exhibit I**. The Board took no action regarding same.

BERG OLIVER MAINTENANCE REPORT

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

ATTORNEY'S REPORT

The Board considered the Attorney's Report. In connection therewith, Mr. Cohen presented to and reviewed with the Board SPH's Legislative Summary of the 89th Regular Session of the Texas Legislature. Mr. Cohen noted that copies of such summary are available upon request.

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.




Secretary, Board of Directors

List of Attachments to
Montgomery County Water Control and Improvement District No. 205
Minutes of Meeting of July 16, 2025

- Exhibit A Bookkeeping Report dated July 16, 2025
- Exhibit B Tax Assessor/Collector's Report
- Exhibit C Delinquent Tax Attorney's Report
- Exhibit D Exclusion Map
- Exhibit E Order Calling Exclusion Hearing
- Exhibit F Quiddity Engineering Report
- Exhibit G Revised Summary of Costs
- Exhibit H Champions Hydro-Lawn Detention and Drainage Facilities Report
- Exhibit I TexaClean Report