

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 157

Minutes of Meeting of Board of Directors

August 19, 2025

The Board of Directors ("Board") of Harris County Municipal Utility District No. 157 ("District") met at 2727 Allen Parkway, Suite 1100, Houston, Harris County, Texas, on August 19, 2025 in accordance with the duly posted notice of the meeting, with a quorum of directors present as follows:

Leonard Spearman, President
Perla I. Flores, Vice President
Betty Niblett, Secretary
Jason Valenzuela, Director

and the following absent:

None.

Also present were Mr. Jorge Diaz of McLennan & Associates, LP; Mr. Lee Crenshaw of Municipal District Services; Ms. Patty Rodriguez of Bob Leared Interests; Ms. Keli Schroeder and Mr. Ray Rangel of Brown & Gay Engineers, Inc.; Ms. Karen Sears of Storm Water Solutions; and Mr. James D. Bonham, attorney for the District.

The President called the meeting to order and declared it open for such business as might properly come before the Board.

1. The Board reviewed the minutes of the meeting of July 15, 2025, and upon unanimous vote, the minutes were accepted and approved.

2. Mr. Jorge Diaz presented the bookkeeper's report reflecting activity in all accounts including the sewage treatment plant account. The Board considered invoices presented by the bookkeeper and a schedule of District investments. The Board also reviewed the comparison of actual versus budgeted revenues and expenditures for the general fund and sewage treatment plant account for the fiscal year ending December 31, 2025. After review and discussion, upon unanimous vote, the Board approved the bookkeeper's report and the checks listed thereon.

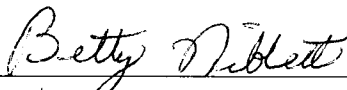
3. Ms. Patty Rodriguez presented the tax assessor/collector's report reflecting the District's 2024 taxes to be 98.2% collected. The Board reviewed activity in the tax account and a schedule of delinquent taxes. Upon motion duly made, seconded, and unanimously carried, the Board approved the tax assessor/collector's report and the checks drawn on the tax account. The Board reviewed a schedule of personal property tax accounts that are four years old or older and considered to be uncollectable. After discussion, upon unanimous vote the Board authorized the accounts to be written off.

4. Mr. Lee Crenshaw presented the operator's report reflecting the total connections in the District to be 4,170. The Board reviewed the regulatory information and the water production and consumption data reflecting 100.56% of the water pumped during the previous month had been accounted for. The operator reported on the operation of the water plants and the sewage treatment plant and reviewed with the Board the required repairs and maintenance to the District's facilities. The Board also reviewed the billing and collections data which appear in the report. After discussion, upon unanimous vote, the Board approved the operator's report including all action items and authorized termination of service to all customers with delinquent accounts in accordance with the District's Rate Order. The Board also authorized a schedule of delinquent accounts to be written off as uncollectable.

5. Ms. Keli Schroeder presented the engineer's report. The Board approved a revised fee proposal for the Wastewater Treatment Plant improvement engineering and approved pay estimate No. 4 and final on the Water Plant No. 2 ground storage tank rehabilitation. The Board approved the proposed engineering fee for revising the District's capital improvement plan and discussed potential development projects in the District. After discussion by the Board, upon unanimous vote, the Board approved the engineer's report.

6. Ms. Karen Sears of Storm Water Solutions then presented a report on the maintenance of all properties cared for by Storm Water Solutions. The Board considered proposals for additional fencing at the Barker Village detention pond, quarterly jetting of the riser pipes at the Highland Creek Ranch detention pond, and cleaning of the OGT at Oak Landing Section 2, all of which were approved by the Board. After discussion, the Board approved the Storm Water Solutions report.

There being no further business to come before the Board, the meeting was adjourned.


Secretary

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 157

NOTICE OF PUBLIC MEETING

Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **2727 Allen Parkway, Suite 1100, Houston, Texas 77019**.

The meeting will be held at **12:00 p.m. on Tuesday, August 19, 2025**.

The subject of the meeting is to receive public comment on, consider and act on the following:

1. Minutes of Board of Directors Meeting(s)
2. Bookkeeper's Report; Checks and Invoices; Investment of District Funds; Investment Policy; Wastewater Treatment Plant and General Fund Budgets; Depository Pledge Agreement(s)
3. Tax Assessor/Collector's Report; Invoices and Checks; Delinquent Tax Collections; Investment of District Funds; Tax Rate; Tax Exemptions
4. Resolution (1) Finding District to be Low Tax Rate, Developed, Developing, or Developed District in a Declared Disaster Area, (2) Calling Public Hearing on 2025 Tax Rate, and (3) Authorizing Tax Assessor-Collector to Prepare and Publish Notice of the Public Hearing
5. Operator's Report; Operation, Maintenance, and Repair of District Facilities; Water Quality Report; Waste Discharge Permit; Customer Appeals; Rate Order; Termination of Service on Delinquent Accounts
6. Engineer's Report; Design of Facilities; Advertisement for Bids; Construction Contract(s), Pay Estimate(s), and Change Order(s); Utility Commitments; Annexation of Land; Permit Matters; Proposal(s)
7. Storm Water Management Report
8. Other Matters: Order Appointing Director; Travel and Reimbursement Policy; Insurance; Consultant Contracts; Solid Waste Collection Contract; Contract for Electric Power; Arbitrage Compliance; Engage Auditor; Audit Report; Application to Texas Commission on Environmental Quality; Drought Contingency Plan; Water Conservation Plan; Continuing Disclosure; Issuance of Bonds; Elections; Contract for Law Enforcement Services
9. Pending Business



James D. Bonham, Attorney for the District