

MINUTES
MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 90

August 14, 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 14th day of August, 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, except Director Golden, thus constituting a quorum.

Also attending the meeting were Cameron Ripple, a resident of the District; Brian Jarrard of Jarrard Development; 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"); Stephen Eustis 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 April 10, 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 98.1% of the District's 2024 taxes were collected as of July 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.

AUTHORIZE DELINQUENT TAX ATTORNEY TO PROCEED WITH COLLECTION OF DELINQUENT TAXES

The Board considered authorizing Perdue, Brandon, Fielder, Collins & Mott, LLP (“Perdue”) to proceed with the collection of 2024 real property taxes that are delinquent on July 1, 2025. After discussion, Director D’Armond moved that the Board authorize Perdue to proceed with the delinquent tax collection when appropriate. Director Fisher seconded the motion, which passed unanimously.

DISCUSS 2025 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING REGARDING ADOPTION OF TAX RATE

The Board considered the District’s 2025 tax rate. Mr. Eustis distributed and reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a 2025 water, sewer, and drainage debt service tax rate of \$0.35 per \$100 of assessed valuation, based on the District’s initial 2025 certified value of \$257,915,111.00, plus \$25,410,671.00 representing 80% of the uncertified value under protest. A copy of the debt service tax rate analysis is attached. The Board then discussed the District’s operation and maintenance tax rate. Mr. Pagan discussed the two-step process for setting the District’s tax rate.

Following review and discussion, Director D’Armond moved to (1) set the public hearing date for September 11, 2025; and (2) authorize the tax assessor/collector to publish notice in the Conroe Courier of the District’s meeting on September 11, 2025, to set the proposed 2025 total tax rate of \$0.55 per \$100 of assessed valuation, with \$0.35 allocated for debt service on water, sewer, and drainage bonds, and \$0.20 allocated for operations and maintenance. Director Fisher 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 updated the Board on the clearing to serve Creighton Cove, Section 1 and recommended approval of Pay Estimates Nos. 1, 2, 3 and 4 in the amounts of \$79,875.00, \$29,391.83, \$27,000.00 and \$20,250.00, respectively, payable to Cook’s Earth Works, LLC.

Mr. Dechert updated the Board on the water, sewer, and drainage facilities to serve Creighton Cove, Section 1 and stated that the Notice to Proceed was issued on August 4, 2025.

Following review and discussion, Director Fisher moved to (1) approve the engineering report; and (2) approve Pay Estimates Nos. 1, 2, 3 and 4 in the amounts of

\$79,875.00, \$29,391.83, \$27,000.00 and \$20,250.00, respectively, for the clearing to serve Creighton Cove, Section 1. Director Cutlip seconded the motion, which passed unanimously.

UPDATE ON BOND APPLICATION NO. 6

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

DEVELOPMENT IN THE DISTRICT

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

JOIN ASSOCIATION OF WATER BOARD DIRECTORS

Mr. Pagan discussed the Association of Water Board Directors ("AWBD") and the semi-annual AWBD conferences that are held each year. Following discussion, Director Fisher moved to authorize the District to join the AWBD. Director D'Armond seconded the motion, which passed unanimously.

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.

BUDGET FOR FISCAL YEAR END SEPTEMBER 30, 2026

Ms. Scott reviewed a draft of the budget for fiscal year ending September 30, 2026, a copy of which is attached to the bookkeeper's report. Following review and discussion the Board concurred to review this further at the next meeting.

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.

REPORT REGARDING LEGISLATIVE MATTERS

Mr. Pagan presented and reviewed a Capitol Report and updated the Board on legislative matters from the 89th Regular Texas Legislative Session.

MEETING DATE

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

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




Secretary, Board of Directors

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