

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 152A

MINUTES OF MEETING

August 20, 2025

The Board of Directors (the "Board") of Montgomery County Municipal Utility District No. 152A met in regular session, open to the public on August 20, 2025, 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 Hightower and Farrell, thus constituting a quorum. Director Hightower entered the meeting later as noted below.

Also present were Lorenzo Rivera 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"); Julie Peak of Masterson Advisors LLC ("Masterson"); Robert Garcia of Champions Hydro-Lawn, Inc. ("Champions"); Erin Larimore of Clark Condon Associates, Inc. ("Clark Condon"); Greg McGrath of McGrath & Co., PLLC ("McGrath"); Bill Cole, resident of the District; and Diana Miller and Jennifer Spears of Schwartz, Page & Harding, L.L.P. ("SPH"). Basil Sebastian, District resident, joined the meeting by telephone.

PUBLIC COMMENTS

The Board opened the meeting for public comments. Mr. Cole addressed the Board and reported on the progress of several maintenance items requested of TPHTL. He thanked the Board for their continued support. He also encouraged the Board to be mindful of the District's taxpayers when discussing the 2025 tax rate for the District. Mr. Sebastian next addressed the Board and reiterated Mr. Cole's remarks regarding the 2025 tax rate and the impact on taxpayers in the District.

Director Hightower entered the meeting during public comments.

APPROVAL OF MINUTES

The Board reviewed the draft minutes of its meeting held on July 16, 2025. Following discussion of the minutes presented, Director Hightower moved that such minutes of the July 16,

2025, Board meeting be approved, as written. Director Cox seconded said motion, which unanimously carried.

BOOKKEEPING REPORT

Mr. Patel then presented to and reviewed with the Board the Bookkeeping Report dated August 20, 2025, a copy of which is attached hereto as **Exhibit A**. Mr. Patel additionally presented check no. 2580 for approval to Constellation New Energy, Inc. Mr. Patel then presented for the Board's consideration a proposed operating budget for the District's fiscal year ending August 31, 2026, a copy of which is attached hereto as **Exhibit B**. Following review and discussion, Director Brown moved that the (i) Bookkeeping Report be approved and that payment be authorized for the checks presented, with the exception of check no. 2572, which was voided, and (ii) the proposed budget for the District's fiscal year ending August 31, 2026, be approved as presented. Director Selber seconded the motion, which unanimously carried.

ENGAGEMENT OF AUDITOR

The Board considered the engagement of an auditor to prepare the District's audit report for the fiscal year ending August 31, 2025. Mr. McGrath presented to and reviewed with the Board a proposal from McGrath, a copy of which is attached hereto as **Exhibit C**. He advised that McGrath's estimated fee for the preparation of said audit is between \$16,000 and \$18,000. Ms. Miller reported to the Board that McGrath has filed a Texas Ethics Commission ("TEC") Form 1295 with the TEC and has provided the District with a copy of said form. Following discussion, Director Hightower moved that (i) the proposal for preparation of the District's audit report for fiscal year ending August 31, 2025, from McGrath be approved, and the President be authorized to execute same on behalf of the District, and (ii) McGrath's TEC Form 1295 be accepted, and SPH be authorized to acknowledge the District's receipt of same with the TEC. Director Selber seconded the motion, which unanimously carried.

TAX ASSESSOR/COLLECTOR REPORT

Ms. Goin presented the Tax Assessor/Collector Report dated July 31, 2025, a copy of which is attached hereto as **Exhibit D**. Following review and discussion, Director Hightower 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.

FINANCIAL ADVISOR REPORT AND PROPOSED 2025 TAX RATE

Ms. Miller noted that the Financial Advisor's Report will be discussed under the Unlimited Tax Road Bonds agenda item. She reported that the District has not yet received a complete certified appraisal roll from Montgomery Central Appraisal District and recommended that the Board defer consideration of the proposed 2025 tax rate until its next meeting. The Board concurred to defer the proposed 2025 tax rate.

MATTERS RELATED TO ISSUANCE OF THE DISTRICT'S \$9,000,000 UNLIMITED TAX BONDS, SERIES 2025 (THE "BONDS"):

APPROVE PRELIMINARY OFFICIAL STATEMENT AND OFFICIAL NOTICE OF SALE

Ms. Peak presented to and reviewed with the Board a proposed form of Official Notice of Sale and Preliminary Official Statement in connection with the Bonds, copies of which are attached hereto as **Exhibit E**. Following discussion, Director Selber moved that, subject to SPH's final review, such offering materials be approved, completed, and distributed in anticipation of the sale of the Bonds on September 17, 2025, and that such Preliminary Official Statement be deemed to be final for all purposes with the exception of any additional materials or information relating to subsequent material events, offering prices, interest rates, selling compensation, identity of the underwriters, aggregate principal amounts and other similar information, terms and provisions to be specified in the competitive bidding process. Director Cox seconded the motion, which unanimously carried.

AUTHORIZE DISTRICT'S FINANCIAL ADVISOR TO ADVERTISE FOR THE SALE OF THE BONDS

The Board considered authorizing Masterson to advertise for the sale of the Bonds. Following discussion, Director Selber moved that the Board authorize Masterson to advertise for the sale of the Bonds, in accordance with the Notice of Sale with bids to be received by Masterson on behalf of the Board on September 17, 2025. Director Cox seconded said motion, which unanimously carried.

DESIGNATION OF PAYING AGENT/REGISTRAR IN CONNECTION WITH THE ROAD BONDS

The Board considered the designation of a Paying Agent/Registrar in connection with the Bonds. Ms. Miller noted that The Bank of New York Mellon Trust Company, N.A. has submitted a proposal relative to paying agent/registrar services for said bond issue. After discussion on the matter, Director Selber moved that the Board accept the proposal received from The Bank of New York Mellon Trust Company, N.A. for paying agent/registrar services and that The Bank of New York Mellon Trust Company, N.A. be designated as Paying Agent/Registrar in connection with the Bonds. Director Cox seconded the motion, which unanimously carried.

AUTHORIZE BOOKKEEPER TO ISSUE WIRE FOR ATTORNEY GENERAL'S FEES

The Board considered authorizing the District's bookkeeper to prepare a wire transfer for payment of the Attorney General's fees in connection with the review of the transcript of proceedings relative to the Bonds. After discussion on the matter, Director Sinner moved that the District's bookkeeper be authorized to issue a wire payable to the Attorney General of Texas in

connection with the review of the transcript of proceedings relative to the Bonds. Director Cox seconded said motion, which unanimously carried.

REQUESTS FOR ANNEXATION AND EXCLUSION OF LAND

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

The Board concurred to defer on the remaining annexation and exclusion agenda items until next month.

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.

ENGINEERS' REPORT

Mr. Murdock presented an Engineer's Report prepared by Quiddity dated August 20, 2025 ("Quiddity Report"), a copy of which is attached hereto as **Exhibit F**, including the pay estimate listed therein.

Mr. Zollman next presented an Engineer's Report prepared by Pape-Dawson dated August 20, 2025 ("Pape-Dawson Report"), a copy of which is attached hereto as **Exhibit G**, including the Pay Estimates listed therein.

Following review and discussion, it was moved by Director Selber, seconded by Director Brown, and unanimously carried that the Engineer's Report and all action items listed therein be approved, as recommended by Quiddity and Pape-Dawson, including: (i) the approval or concurrence, as applicable, of all pay estimates, contract adjustments, and change orders as may be listed therein (including the acceptance of any related TEC Form 1295); and (ii) the award or concurrence, as applicable, of construction contracts (including the acceptance of any TEC Form 1295), subject to review of payment and performance bonds and insurance certificate, if any as applicable.

LANDSCAPE ARCHITECT'S REPORT

Ms. Larimore next presented the Landscape Architect Report prepared by Clark Condon, dated as of August 20, 2025 ("Clark Condon Report"), a copy of which is attached hereto as **Exhibit H**, including the pay applications and change orders as listed therein. Following review of same, Director Cox moved to approve the Clark Condon Report as presented and authorize payment and approval of the pay applications, change orders, and proposals listed therein, as applicable. Director Brown 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 I**. 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 Cox seconded the motion, which unanimously carried.

CHAMPIONS HYDRO-LAWN REPORT

Mr. Garcia presented to and reviewed with the Board a Detention and Drainage Facilities Report dated August 2025, a copy of which is attached hereto as **Exhibit J**. Mr. Garcia further presented a proposed Annual Maintenance Budget for 2025-2026 a copy of which is included with **Exhibit J**. Ms. Miller reported that Champions has filed a Texas Ethics Commission ("TEC") Form 1295 with the TEC and provided the District with a copy of same. Following discussion, Director Selber moved to (i) approve the Annual Maintenance Budget for 2025-2026, and accept Champion's TEC Form 1295 for same, and (ii) authorize SPH to acknowledge the District's receipt of same with the TEC. Director Cox seconded the motion, which unanimously carried.

LAKE MANAGEMENT SERVICES REPORT

Ms. Miller noted that the District did not receive a report from Lake Management Services this month.

ATTORNEY'S REPORT

Ms. Miller noted that she had nothing of a legal nature to report that was not covered under another agenda item.

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 Cox, seconded by Director Brown, 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 August 20, 2025

- Exhibit A Bookkeeping Report dated August 20, 2025
- Exhibit B Operating Budget for Fiscal Year Ending August 31, 2026
- Exhibit C Accepted Proposal from McGrath & Co., PLLC
- Exhibit D Tax Assessor/Collector's Report
- Exhibit E Official Notice of Sale and Preliminary Official Statement
- Exhibit F Quiddity Engineering Report
- Exhibit G Pape-Dawson Engineers Report
- Exhibit H Clark Condon Report
- Exhibit I Operations Report
- Exhibit J Champions Hydro-Lawn Report