

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 152A

MINUTES OF MEETING

September 17, 2025

The Board of Directors (the "Board") of Montgomery County Municipal Utility District No. 152A met in regular session, open to the public on September 17, 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 Farrell and Selber, thus constituting a quorum. Director Selber entered the meeting later as noted below.

Also present were Wunmi Onile-Ere 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"); 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"); Brendan Cloney of Clark Condon Associates, Inc. ("Clark Condon"); and Diana Miller and Jennifer Spears of Schwartz, Page & Harding, L.L.P. ("SPH"). Susan and Kevin Jones, District residents, joined the meeting via teleconference.

PUBLIC COMMENTS

The Board opened the meeting for public comments. Ms. Jones addressed the Board regarding the 2025 tax rate and requested that the Board consider lowering the rate due to the impact on taxpayers in the District. It was noted that the Board would discuss the tax rate at a future Board meeting.

APPROVAL OF MINUTES

The Board reviewed the draft minutes of its meeting held on August 20, 2025. Following discussion of the minutes presented, Director Brown moved that such minutes of the August 20, 2025, Board meeting be approved, as written. Director Cox seconded said motion, which unanimously carried.

BOOKKEEPING REPORT

Mr. Ontowiryo then presented to and reviewed with the Board the Bookkeeping Report dated September 17, 2025, a copy of which is attached hereto as **Exhibit A**. Following review and discussion, Director Hightower moved that the Bookkeeping Report be approved and that payment be authorized for the checks presented, with the exception of check no. 2590, which was voided. Director Cox seconded the motion, which unanimously carried.

Director Selber entered the meeting during the Bookkeeping Report.

ADOPT LIST OF QUALIFIED BROKERS AUTHORIZED TO ENGAGE IN INVESTMENT TRANSACTIONS WITH THE DISTRICT

The Board considered adopting a list of qualified brokers authorized to engage in investment transactions with the District. Ms. Miller presented and reviewed with the Board the attached Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with the District, and a list of financial institutions, brokers and dealers attached thereto, together with a comparison of the list submitted to the list previously adopted by the Board, copies of which are attached hereto as **Exhibit B**. Ms. Miller further noted that the broker list presented is a list of potential institutions with which the District may engage in investment transactions compiled with the input of the District's Investment Officer, but it is ultimately the Board's decision as to where the District's funds are actually placed. After discussion, Director Brown moved that: (i) the attached Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with the District be approved by the Board and the District, as discussed, and (ii) that the President and Secretary be authorized to execute same. Director Cox seconded said motion, which unanimously carried.

INVESTMENT POLICY

The Board considered the annual review of its Order Establishing Policy for Investment of District Funds and Appointing Investment Officer ("Investment Policy"), and the adoption of a Resolution in connection therewith. Ms. Miller presented to and reviewed with the Board a memorandum prepared by SPH summarizing the proposed changes to the Investment Policy, a copy of which is attached hereto as **Exhibit C**. She presented for the Board's adoption a Resolution Regarding Review of Order Establishing Policy for Investment of District Funds and Appointing Investment Officer ("Resolution"). After discussion on the matter, Director Brown moved that the revised Investment Policy and Resolution attached hereto as **Exhibit D** be adopted to reflect the proposed changes as noted therein, that the President and Secretary be authorized to execute same, and that the District's Investment Officer be authorized to purchase certificates of deposit for the District through IntraFi's Certificate of Deposit Account Registry Service. Director Cox seconded said motion, which unanimously carried.

TAX ASSESSOR/COLLECTOR REPORT

Ms. Goin presented the Tax Assessor/Collector Report dated August 31, 2025, a copy of which is attached hereto as **Exhibit E**. Following review and discussion, Director Cox 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 District has not yet received an accurate 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 discussion on the proposed 2025 tax rate.

Mr. and Ms. Jones exited the meeting.

RECEIVE BIDS FOR PURCHASE OF THE DISTRICT'S \$9,000,000 UNLIMITED TAX BONDS, SERIES 2025 (THE "BONDS"):

As the next order of business, it was announced that, pursuant to notice published as required by law, public bids for the sale of the District's Bonds were to be received at this time and place. Ms. Peak announced that five (5) bids for the Bonds had been received electronically, and presented the Bid Summary and Pricing Book attached hereto as **Exhibit F**. Ms. Peak reported that (i) the lowest qualified bid for the Bonds was submitted by Robert W. Baird & Co., Inc. ("R.W. Baird"), at a net effective interest rate of 4.518482%. After a discussion of the bids received, Director Selber moved that the Board accept the bid of R.W. Baird & Co., Inc., for the purchase of the Bonds, and that the accompanying TEC Form 1295 be accepted and acknowledged. Director Hightower seconded said motion, which unanimously carried.

BOND ORDER

Ms. Miller presented to the Board the Order authorizing the issuance, sale and delivery the Bonds. She reviewed various provisions of the Order with the Board, a copy of which is attached hereto as **Exhibit G**. After further discussion, it was duly moved by Director Selber, seconded by Director Hightower and unanimously carried that the Order presented be passed and adopted and that the President be authorized to execute the Order and the Secretary to attest same on behalf of the Board and District.

DISTRIBUTION OF FINAL OFFICIAL STATEMENT

As the next order of business, the Board discussed preparation of the Final Official Statement in connection with the Bonds. After further discussion of the matter, Director Selber moved that Masterson be authorized to complete the Final Official Statement, dated as of the date hereof, and that said Final Official Statement be adopted by the Board and District. Director Hightower seconded said motion, which carried unanimously.

PAYING AGENT/REGISTRAR AGREEMENT WITH THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A.

The Board next considered and reviewed a Paying Agent/Registrar Agreement ("Agreement") by and between the District and The Bank of New York Mellon Trust Company, N.A. ("BNY"), relative to the Bonds. Ms. Miller reviewed the various provisions of the Agreement with the Board and noted that BNY has indicated that it is a publicly traded business and, therefore, are not required to file TEC Form 1295. After further discussion of the Agreement, Director Selber moved that the Agreement be approved, and that the President be authorized to execute the Agreement on behalf of the Board and District. Director Hightower seconded said motion, which carried unanimously.

OTHER MATTERS CONCERNING THE BONDS

As the next order of business, the Board considered acting upon any other matters relative to the Bonds. Ms. Miller presented to and reviewed with the Board the General Certificate, Signature Identification and No-Litigation Certificate with Letter of Instruction to the Attorney General of Texas, and the initial bonds. Following discussion, Director Selber moved that the above documentation be approved and that the Board authorize SPH to handle all matters relative to the sale of the Bonds and in obtaining approval of the Attorney General of Texas for issuance of the Bonds. Director Hightower seconded said motion, which unanimously carried.

ENGAGEMENT OF AN AUDITOR FOR PREPARATION OF AUDIT OF PAYMENTS TO THE DEVELOPER OUT OF THE PROCEEDS OF THE BONDS

Ms. Miller noted that the Board had previously engaged the auditor for the preparation of an audit for payments to the Developer out of the proceeds of the Bonds at its June 18, 2025, Board meeting, and no action was necessary on this agenda item.

AUTHORIZE USE OF BASE FUND PORTAL FOR CLOSING, INCLUDING DISCUSSION REGARDING PURCHASE OF TRANSACTION WIRE-FRAUD INSURANCE

Ms. Peak next discussed the use of the BaseFund portal, a program used by the District's designated Paying Agent at bond closing to securely collect wiring information and authorize distribution funds. Ms. Peak then advised the Board of the program cost of \$500.00 per bond transaction. She additionally noted that insurance can be purchased by the District for coverage during bond transactions, and advised of the various coverage levels based on the par amount of the bonds. After discussion on the matter, Director Selber moved to authorize the use of the BaseFund portal and the purchase of additional wire-fraud insurance for the closing of the Bonds. Director Hightower seconded said motion, which unanimously carried.

DEVELOPER'S REPORT

Ms. Onile-Ere reported to the Board that all sections within Phase One and Phase Two have been completed, the development of Phase Three has begun, and Phase Four is expected to begin development in February 2026.

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.

ENGINEERS' REPORT

Mr. Murdock presented an Engineer's Report prepared by Quiddity dated September 17, 2025 ("Quiddity Report"), a copy of which is attached hereto as **Exhibit H**, and discussed with the Board the projects listed therein.

Mr. Zollman next presented an Engineer's Report prepared by Pape-Dawson dated September 17, 2025 ("Pape-Dawson Report"), a copy of which is attached hereto as **Exhibit I**, including the Pay Estimate listed therein.

Following review and discussion, it was moved by Director Cox, seconded by Director Selber, and unanimously carried that the Quiddity Report and Pape-Dawson 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

Mr. Conley next presented the Landscape Architect Report prepared by Clark Condon, dated as of September 17, 2025 ("Clark Condon Report"), a copy of which is attached hereto as **Exhibit J**, including the proposal for design, 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 Hightower 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 K**. 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 September 2025, a copy of which is attached hereto as **Exhibit L**. Mr. Garcia noted there were no action items this month.

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.

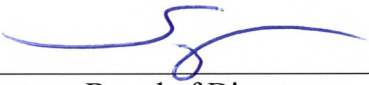
FUTURE AGENDA

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 Brown, seconded by Director Hightower, 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 September 17, 2025

- aExhibit A Bookkeeping Report dated September 17, 2025
- Exhibit B Resolution Adopting List of Qualified Brokers Authorized to Engage in Investment Transactions with the District and List of Financial Institutions, Brokers and Dealers
- Exhibit C SPH Memorandum – Debt Service Funds, CDARS, Annual Review of Investment Policy
- Exhibit D Resolution Regarding Review of Investment Policy and revised Investment Policy
- Exhibit E Tax Assessor/Collector's Report
- Exhibit F Bid Summary and Pricing Book
- Exhibit G Bond Order – Series 2025 Bonds
- Exhibit H Quiddity Engineering Report
- Exhibit I Pape-Dawson Engineers Report
- Exhibit J Clark Condon Report
- Exhibit K Operations Report
- Exhibit L Champions Hydro-Lawn Report