MINUTES
MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 142

September 10, 2025

The Board of Directors (the "Board") of Montgomery County Municipal Utility District No. 142 (the "District") met in regular session, open to the public, on the 10th day of September, 2025, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 1350, Houston, TX, outside the boundaries of the District, and the roll was called of the duly appointed members of the Board:

Cody Carden	President
Fritz Fowler	Vice President
David J. Patrick	Secretary
Connor Lynch	Director
Cameron Feehan	Director

and all of the above were present, except Directors Lynch and Feehan, thus constituting a quorum.

Also present at the meeting in person were: Katherine Cabrera of Academy Development; Spencer Day of Masterson Advisors; Roshell Arterburn of District Data Services, Inc.; Debbie Arellano of Bob Leared Interests; Morgan Brown of Bleyl & Associates Project Engineering and Management; Brittney Neel of Stuckey's LLC; and Hannah Bradley and Arlene Catalan of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

Ms. Bradley offered any members of the public attending the meeting the opportunity to make a public comment. There being no members of the public requesting to make a public comment, Ms. Bradley moved to the next agenda item.

MINUTES

The Board considered approving the minutes of the August 13, 2025, regular meeting. Following review and discussion, Director Carden moved to approve the minutes of the August 13, 2025, regular meeting, as presented. Director Fowler seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Arterburn presented and reviewed the bookkeeping report, including the investment report, the budget comparison, and the list of checks for the Board's approval. A copy of the bookkeeping report, including the investment report and budget comparison is attached. Following review and discussion, Director Carden moved to approve the bookkeeping report, the checks presented for payment, and the investment report, as presented. Director Patrick seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Arellano presented and reviewed the tax assessor/collector's report, a copy of which is attached. She reviewed the bills presented for payment, including overpayment refunds and adjustments from the previous month. Following review and discussion, Director Patrick moved to approve the tax report and payment of the checks drawn from the District's tax account, including overpayment and value adjustment refunds, as presented. Director Fowler seconded the motion, which passed unanimously.

CONDUCT PUBLIC HEARING REGARDING DISTRICT'S TAX RATE, ADOPT ORDER LEVYING TAXES, AND AUTHORIZE EXECUTION OF AMENDMENT TO INFORMATION FORM

Ms. Arellano stated that notice was published of the public hearing to be held at today's meeting regarding adoption of the District's proposed 2025 total tax rate of $1.00.

The Board opened the public hearing. There being no comments from the public, the Board closed the public hearing.

Ms. Bradley presented an Order Levying Taxes reflecting the proposed 2025 tax rate.

After review and discussion, Director Carden moved to: (1) adopt the Order Levying Taxes reflecting a total 2025 tax rate of $1.00 per $100 of assessed valuation, comprised of $0.60 to pay debt service on water, sewer, and drainage bonds and $0.40 for operations and maintenance; and (2) direct that the Order and Amendment be filed appropriately and retained in the District's official records. Director Fowler seconded the motion, which passed unanimously.

SERIES 2025 UNLIMITED TAX BONDS

Mr. Day reviewed with the Board the bids received for the sale of the District's $6,000,000 Unlimited Tax Bonds, Series 2025 ("Series 2025 Bonds"), noting that seven bids were received. He stated that the low bidder was the SWBC Investment Services, LLC ("SWBC") at a net effective interest rate of 4.709156%.

The Board then considered approving the Resolution Authorizing the Issuance of the District's $6,000,000 Unlimited Tax Bonds, Series 2025 (the "Resolution").

The Board then considered approving the Paying Agent/Registrar Agreement with The Bank of New York Mellon Trust Company, N.A.

The Board next considered approving the Official Statement for the Series 2025 Bonds.

Ms. Bradley presented and reviewed a Certificate Regarding Provision of Financial Advice.

The Board next considered authorizing the Board of Directors to sign all the documents relating to the bond sale and to authorize the attorney and financial advisor to take all necessary action to deliver the bonds to the purchaser.

The Board considered approving payment to the Attorney General of Texas for review of the Series 2025 Bond transcript.

Ms. Bradley stated that the District's Information Form, filed in the Official Records of Montgomery County and at the Texas Commission on Environmental Quality ("TCEQ"), has been updated to reflect the sale of the Series 2025 Bonds and the tax rate.

Mr. Brown stated the Texas Commission on Environmental Quality inspection has been held.

After review and discussion, Director Fowler moved to (1) award the sale of the Series 2025 Bonds to SWBC; (2) adopt the Resolution Authorizing the Issuance of the District's $6,000,000 Unlimited Tax Bonds, Series 2025; (3) approve the Official Statement, as discussed; (4) approve and authorize execution of the Paying Agent/Registrar Agreement with The Bank of New York Mellon Trust Company, N.A.; (5) authorize the Board of Directors to sign the Series 2025 Bond documents and authorize the attorney and financial advisor to take all necessary action to deliver the bonds to the purchaser; (6) approve payment to the Attorney General of Texas, as discussed; (7) approve the Amendment to Information Form; and (8) direct that the Resolution, Official Statement, Series 2025 Bond documents, and Information Form be filed appropriately and retained in the District's official records. Director Carden seconded the motion, which passed unanimously.

<u>ENGINEERING MATTERS</u>

Mr. Brown presented and reviewed the engineering report, a copy of which is attached

Mr. Brown updated the Board regarding construction of Caney Creek Place, water, sewer, and drainage and reviewed and recommended approval of Pay Estimate No. 10 and Final in the amount of $88,693.60, payable to Bay Utilities, LLC. He also presented a Certificate of Completion and Acceptance and recommended the Board accept the facilities

Following review and discussion and based on the engineer's recommendation, Director Patrick moved to: (1) approve the engineer's report; and (2) approve Pay

Estimate No. 10 and Final in the amount of $88,693.60, and to accept the facilities. Director Fowler seconded the motion, which passed unanimously.

ANNEXATION MATTERS

Ms. Bradley provided an update on the Whispering Valley and Kendall Homes annexations.

MAINTENANCE OF DISTRICT DETENTION FACILITIES, AND APPROVE APPROPRIATE ACTION

Ms. Neel presented and reviewed a maintenance report, a copy of which is attached.

Ms. Neel reported that Stuckey's reviewed the District's drainage plans and noted that a District drainage swale is located on a Mackenzie Creek property owner's lot. She stated that the swale has not been properly maintained since construction. Ms. Neel requested and recommended authorization for Stuckey's to notify the property owner and request corrective action to address the maintenance issue.

Following review and discussion, Director Fowler moved to: (1) approve the maintenance report; and (2) authorize Stuckey's to notify the Mackenzie Creek property owner regarding the District drainage swale located on their lot and request corrective action to address the maintenance issue. Director Carden seconded the motion, which passed unanimously.

DEVELOPMENT IN THE DISTRICT

Ms. Cabrera updated the Board regarding development in the District.

ANNUAL REPORT TO BOND REVIEW BOARD

Ms. Bradley presented a memorandum regarding the required submission of an annual report to the Bond Review Board containing certain information about the District's voter-approved but unissued bonds, a copy of which is attached, and stated that ABHR will work with the District's consultants to prepare and submit the annual report by the September 30th deadline.

NEXT MEETING DATE

The Board concurred to meet on October 8, 2025, subject to any outstanding District matters that need to be addressed prior.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.

Secretary, Board of Directors

(SEAL)

LIST OF ATTACHMENTS TO MINUTES