

MONTGOMERY COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 205

MINUTES OF MEETING OF BOARD OF DIRECTORS

December 17, 2025

The Board of Directors (the "Board") of Montgomery County Water Control and Improvement District No. 205 (the "District") met in regular session, open to the public, on December 17, 2025, in accordance with the duly posted Notice of Public 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:

Erica Sinner, President
Alene Frey, Vice President
Chad P. Collins, Secretary
Dana Neuneker, Assistant Secretary
Elaine Balagia, Assistant Secretary

and all of said persons were present, except for Director Frey, thus constituting a quorum.

Also present were Lorenzo Rivera of TPHTL HBL, LLC ("TPHTL"); Toto Ontowiryo of Municipal Accounts & Consulting, L.P. ("MAC"); Robin Goin of BLICO Inc. ("BLICO"); Cameron Miller of Quiddity Engineering, LLC ("Quiddity"); Robert Garcia of Champions Hydro-Lawn, Inc. ("Champions"); Chris Neville of TexaClean Services, LLC ("TexaClean"); Greg Lentz of Masterson Advisors, LLC ("Masterson"); Dana Hollingsworth of Municipal District Services ("MDS"); Greg McGrath of McGrath & Co., PLLC ("McGrath"); Vinoth Sankarapani, resident of the District; and Diana Miller, Cole Trolinger, Jennifer Spears and Kris Eddlemon of Schwartz, Page & Harding, L.L.P. ("SPH"). Doug Lucas, resident of the District, attended via telephone conference.

The meeting was called to order and declared opened for business as might properly come before the Board.

Bill Cole and Girish Khetan, residents of the District, and Martin Murdock of Quiddity entered the meeting later as noted below.

PUBLIC COMMENTS

The Board opened the meeting for public comments. No comments from the public were presented.

APPROVAL OF MINUTES

The Board considered approval of the draft minutes of the meeting of the Board of Directors held on November 19, 2025. After review and discussion of the minutes presented, Director Sinner moved that such minutes be approved, as written. Director Balagia seconded said motion, which carried unanimously.

BOOKKEEPING REPORT

Mr. Ontowiryo presented to and reviewed with the Board the Bookkeeping Report dated December 17, 2025, a copy of which is attached hereto as **Exhibit A**. He noted the addition of check no. 1402 payable to Montgomery Central Appraisal District in connection with the District's request for a 2026 estimate of value. Following review and discussion, Director Sinner moved that the Bookkeeping Report be approved and that payment be authorized for the checks presented therein, including additional check no. 1402 payable to Montgomery Central Appraisal District, and with the exception of check no. 1392, which was voided. Director Neuneker seconded the motion, which unanimously carried.

Mr. Cole, Mr. Khetan, and Mr. Murdock entered the meeting during the Bookkeeping Report.

AUDIT REPORT FOR FISCAL YEAR ENDED AUGUST 31, 2025

In connection with the District's annual audit, Mr. McGrath presented and reviewed with the Board a draft audit report prepared by McGrath together with a draft letter concerning the Board's internal controls over financial reporting (the "Management Letter"), copies of which are attached hereto as **Exhibit B**. Mr. McGrath advised the Board that the Management Letter is being submitted in connection with the requirements of Statement on Auditing Standards No. 115. Ms. Miller further discussed the Management Letter with the Board and distributed a proposed response to same on behalf of the Board and the District, a copy of which is included with **Exhibit B** (the "Management Response"). Ms. Miller reviewed the Management Response with the Board and noted that same would be included in the final Management Letter. After discussion, it was moved by Director Sinner, seconded by Director Neuneker and unanimously carried, that (i) the audit report for the fiscal year ended August 31, 2025, be approved, subject to final review and comment by the District's consultants and Directors, (ii) the President be authorized to execute the Annual Filing Affidavit on behalf of the Board and the District, (iii) such audit report and Annual Filing Affidavit be filed with the Texas Commission on Environmental Quality, and (iv) the draft Management Response be approved as presented and forwarded to McGrath for inclusion in the final Management Letter.

TAX ASSESSOR - COLLECTOR REPORT

Ms. Goin presented the Tax Assessor - Collector Report dated November 30, 2025, a copy of which is attached hereto as **Exhibit C**. Following review and discussion, Director Sinner moved that the Tax Assessor - Collector Report be approved, and that payment be authorized on the checks presented. Director Neuneker seconded the motion, which unanimously carried.

FINANCIAL ADVISOR REPORT

Mr. Lentz presented and reviewed with the Board a ProForma Cash Flow Analysis relative to Masterson's proposed plan of financing for the District's \$5,125,000 Unlimited Tax Bonds, Series 2026, a copy of which is attached hereto as **Exhibit D**. Ms. Miller next recommended that the Board adopt a Resolution Requesting Appraisal of Property as of January 1, 2026, from the

Montgomery Central Appraisal District. Following discussion, Director Sinner moved that (i) the cash flow analysis be approved as presented, and (ii) the Resolution Requesting Appraisal of District Property, which is attached hereto as **Exhibit E**, be approved. Director Neuneker seconded said motion, which unanimously carried.

DELINQUENT TAX ATTORNEY REPORT

Ms. Miller advised the Board that the District did not receive a Delinquent Tax Report this month from the District's Delinquent Tax Collections Attorneys, Perdue, Brandon, Fielder, Collins and Mott, L.L.P. ("PBFCM"). Ms. Miller then reminded the Board that PBFCM provides written reports on a quarterly basis and stated the next report would be presented in January 2026.

DEVELOPER'S REPORT

Mr. Rivera reported to the Board that in connection with the overall development plan that Phase Three is nearing completion, and Phase Four is currently in development.

ENGINEER'S REPORT

Mr. Miller presented an Engineer's Report prepared by Quiddity dated December 17, 2025, a copy of which is attached hereto as **Exhibit F**. The Board noted that no action was required regarding same.

CHAMPIONS HYDRO-LAWN REPORT

Mr. Garcia presented a Detention and Drainage Facilities Report for December 2025, a copy of which is attached hereto as **Exhibit G**. The Board noted that no action was required regarding same.

TEXACLEAN REPORT

Mr. Garza next presented a maintenance report for the Outfall Channel, Phase Two and Phase Three dated December 17, 2025 ("TexaClean Report"), a copy of which is attached hereto as **Exhibit H**. The Board noted that no action was required regarding same.

BERG OLIVER MAINTENANCE REPORT

Ms. Miller noted that no representative of Berg Oliver was present, and no report was provided this month.

RATIFICATION OF APPROVAL OF SERVICE AGREEMENT BETWEEN DISTRICT AND OFF CINCO FOR WEBSITE DEVELOPMENT AND MANAGEMENT

Ms. Miller advised that action was taken by the Board at its last meeting to approve the Service Agreement with Off Cinco for the development and management of a District website, and requested the Board's ratification of same. Following discussion, Director Sinner moved that

the Board's prior action be approved and ratified in all respects. Director Neuneker seconded the motion, which unanimously carried.

ATTORNEY'S REPORT

Ms. Miller next presented an Annual Disclosure provided by Masterson Advisors LLC relative to MSRB Rule G-10, a copy of which is attached hereto as **Exhibit I**.

FUTURE AGENDA ITEMS

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 Sinner, seconded by Director Neuneker and unanimously carried, the meeting was adjourned.





Secretary, Board of Directors

List of Attachments to
Montgomery County Water Control and Improvement District No. 205
Minutes of Meeting of December 17, 2025

- Exhibit A Bookkeeping Report
- Exhibit B Draft Audit Report and Management Letter
- Exhibit C Tax Assessor - Collector's Report
- Exhibit D ProForma Cash Flow Analysis - \$5,125,000 Unlimited Tax Bonds, Series 2026
- Exhibit E Resolution Requesting the Appraisal District for an Estimate of Value
- Exhibit F Engineer's Report
- Exhibit G Champions Hydro-Lawn Detention and Drainage Facilities Report
- Exhibit H TexaClean Report
- Exhibit I Annual Disclosure provided by Masterson Advisors, LLC relative to MSRB Rule G-10