

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 152A

MINUTES OF MEETING

November 19, 2025

The Board of Directors (the "Board") of Montgomery County Municipal Utility District No. 152A met in regular session, open to the public on November 19, 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 Brown, thus constituting a quorum.

Also present were Lorenzo Rivera and Zach Kunchardy of TPHTL HBL, LLC ("TPHTL"); Toto Ontowiryo of Municipal Accounts & Consulting, L.P. ("MAC"); Robin Goin of BLICO Inc. ("BLICO"); Martin Murdock and Cameron Miller 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"); Greg Lentz of Masterson Advisors LLC ("Masterson"); Robert Garcia of Champions Hydro-Lawn, Inc. ("Champions"); Erin Larimore of Clark Condon Associates, Inc. ("Clark Condon"); Linda Castro of Off Cinco ("Off Cinco"); Bill Cole and Girish Khetan residents of the District; and Diana Miller and Jennifer Spears of Schwartz, Page & Harding, L.L.P. ("SPH"). Joey Hopper and Agnar Gorgensen, residents of the District, joined the meeting via teleconference. Mr. Napli, a resident of the District, joined the meeting via teleconference later in the meeting as noted below.

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

PUBLIC COMMENTS

The Board opened the meeting for public comments. Mr. Hopper addressed the Board and requested clarification regarding the bookkeeper's report and how the District's debt service tax levy is accounted for within same. Mr. Ontowiryo responded to Mr. Hopper. Ms. Miller stated that she would send Mr. Hopper more information regarding the District's outstanding debt and tax levy projections.

APPROVAL OF MINUTES

The Board reviewed the draft minutes of its meeting held on October 15, 2025. Following discussion of the minutes presented, Director Farrell moved that such minutes of the October 15, 2025, Board meeting be approved, as written. Director Selber seconded said motion, which unanimously carried.

BOOKKEEPING REPORT

Mr. Ontowiryo then presented to and reviewed with the Board the Bookkeeping Report dated November 19, 2025, a copy of which is attached hereto as **Exhibit A**. Following review and discussion, Director Farrell moved that the Bookkeeping Report be approved and that payment be authorized for the checks presented, with the exception of check nos. 2629 and 2630, which were voided. Director Cox seconded the motion, which unanimously carried.

Ms. Miller advised that action was taken by the Board at its last meeting to enroll in the Positive Pay Program, without such item appearing on the agenda for such meeting. Following discussion, Director Farrell moved to ratify such action. Director Cox seconded the motion, which unanimously carried.

Mr. Ontowiryo next presented to and reviewed with the Board a proposal from HR&P Human Resources and Payroll Services ("HR&P") to utilize direct deposit for the payment of per diems and expense reimbursements to directors, a copy of which is attached hereto as **Exhibit B**. After discussion, it was moved by Director Farrell that the proposal from HR&P be approved and accepted and the President be authorized to execute same on behalf of the Board and the District. Director Cox seconded said motion, which unanimously carried.

TAX ASSESSOR - COLLECTOR REPORT

Ms. Goin presented the Tax Assessor - Collector Report dated October 31, 2025, a copy of which is attached hereto as **Exhibit C**. 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 Farrell seconded the motion, which unanimously carried.

PUBLIC HEARING REGARDING ADOPTION OF THE DISTRICT'S 2025 TAX RATE AND LEVY OF THE DISTRICT'S 2025 TAX RATE

The Board conducted a hearing regarding the imposition of a debt service tax rate and maintenance tax rate for 2025. Mr. Cole first addressed the Board. He stated that the total combined tax rate for the District and Water Control and Improvement District No. 205 is \$1.45, and requested that the tax rates be lowered. Mr. Khetan next reminded the Board that there were inaccuracies in the assessed value of his home and the anticipated taxes at the time it was purchased, which has made it difficult to anticipate the amount of taxes due. He also requested that the Board lower the tax rate. The Board acknowledged Mr. Cole and Mr. Khetan's comments. Upon motion made by Director Farrell, seconded by Director Selber and unanimously carried, the hearing was closed.

The Board then discussed the setting of the 2025 tax rate. Ms. Goin confirmed that the notice had been published in the *Woodlands Villager*, and provided the publisher's affidavit evidencing same, a copy of which is included in **Exhibit D**, in accordance with all legal requirements and as directed at the previous meeting. After discussion on the matter, Director Farrel moved that: (1) the Board adopt the tax rate as proposed at the District's October 15, 2025, meeting and as reflected in the notice, being a 2025 debt service tax rate of \$0.62 per \$100 of valuation and a 2025 maintenance tax rate of \$0.48 per \$100 of valuation, resulting in a total 2025 tax rate of \$1.10 per \$100 of valuation; and (2) the Order Levying Taxes attached hereto as **Exhibit D** be adopted in connection therewith, and that the President be authorized to execute and the Secretary to attest same on behalf of the Board and the District. Director Selber 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 likely be presented in January 2026.

REQUESTS FOR ANNEXATION AND EXCLUSION OF LAND

Ms. Miller advised the Board that SPH has received 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 under Chapter 54 of the Texas Water Code, the District may not exclude land from its boundaries unless it simultaneously adds land of equal or greater taxable value into its boundaries. Ms. Miller reminded the Board that the District is in receipt of the petition for the exclusion of 12.48 acres of land, and the annexation of 29.236 acres of land and 32.36 acres of land, which have been executed by the respective landowners. She advised that BLI has confirmed that the taxable value of the tract to be annexed is greater than the taxable value of the tract to be excluded. She further advised that the District's engineer has confirmed that to the extent the estimated costs to provide District services to the tracts to be annexed exceed the estimated cost to provide District services to the tract to be excluded, such increase can be amortized at prevailing bond interest rates when applied to the increase in taxable value, and, therefore, the Board may proceed with the substitution of land.

The President next convened a public hearing to consider the exclusion of land from the District. It was noted by Ms. Miller that notice of such public hearing was published in the *Conroe Courier* as required by law. She then presented the Board with a Petition to exclude 12.48 acres of land from the boundaries of the District owned by TLM-GP TOWNSEN RD LLC, and Petitions for the annexation of 29.236 acres of land and 32.36 acres of land into the District owned by TPHTL HBL, LLC. Ms. Miller reviewed the Petitions with the Board and presented a proposed revised boundary map of the District. Ms. Miller advised the Board that, based on information presented by TLM-GP TOWNSEN RD LLC, the land proposed for exclusion provides no

advantages to the District and that to retain such land within the District would be arbitrary, would be unnecessary to conserve the public welfare, would impair or destroy the value of such property, and would constitute the arbitrary imposition of confiscatory burden. Ms. Miller further advised that only 12.34 acres of such 12.48 acre tract is within the boundaries of the District, as confirmed by the District's Engineer. The Board noted that no one had presented any testimony in opposition to the proposed exclusion.

After due deliberation and consideration of the matter, the President closed the public hearing. Ms. Miller then presented and reviewed with the Board an Order Adding To and Excluding Land from the District; Redefining the Boundaries of the District; and Containing Other Provisions Related to the Subject. Director Farrell moved that said Order be passed and adopted and that the Board members present be authorized to execute same. Director Cox seconded the motion, which unanimously carried. A copy of said Order, as recorded in the Official Public Records of Real Property of Montgomery County, Texas is attached hereto as **Exhibit E**.

APPROVE AMENDMENT TO DISTRICT INFORMATION FORM

Ms. Miller next presented to the Board a Second Amended and Restated District Information Form to reflect the District's revised boundaries and 2025 tax rates. After consideration, Director Farrell moved that the Second Amended and Restated District Information Form be approved, that those Directors present be authorized to sign same, and that SPH be authorized to file it in the Real Property Records of Montgomery County. Director Cox seconded said motion, which unanimously carried.

DEVELOPER'S REPORT

Mr. Rivera reported on the status of development within the District. He noted that home construction has begun on Water Bend Cove.

ENGINEERS' REPORT

Mr. Murdock presented an Engineer's Report prepared by Quiddity dated November 19, 2025 ("Quiddity Report"), a copy of which is attached hereto as **Exhibit F**, including the change order and Pay Estimates listed therein.

Mr. Zollman next presented an Engineer's Report prepared by Pape-Dawson November 19, 2025 ("Pape-Dawson Report"), a copy of which is attached hereto as **Exhibit G**, including the Pay Estimate listed therein.

Following review and discussion, it was moved by Director Farrell, seconded by Director Cox 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

Ms. Larimore next presented the Landscape Architect Report prepared by Clark Condon, dated as of November 19, 2025 ("Clark Condon Report"), a copy of which is attached hereto as **Exhibit H**, including recommendations of contract award, pay applications and change orders as listed therein. Following review of same, Director Farrell moved to (i) approve the Clark Condon Report as presented, (ii) authorize payment and approval of the pay applications and change orders listed therein, and (iii) award the Section 29 contract to low bidder Strikescapes, Inc., and the Sections 31, 32, and Park contract to low bidder Strikescapes, Inc., subject to SPH's review of the bonds and certificates of insurance for same. Director Cox 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 Farrell 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 November 2025, a copy of which is attached hereto as **Exhibit J**. Mr. Garcia noted there were no action items this month.

LAKE MANAGEMENT SERVICES REPORT

Ms. Miller presented the monthly report from Lake Management Services, a copy of which is attached hereto as **Exhibit K**. Ms. Miller further presented a proposal for the monthly lake management maintenance schedule and scope of work for a total annual cost of \$21,050. A copy of such proposal thus approved is attached hereto as in **Exhibit K**. Following discussion, Director Farrell moved to approve the proposal for Lake Management Services, and authorize SPH to acknowledge receipt of the Texas Ethics Commission ("TEC") Form 1295 provided with same. Director Cox seconded the motion, which unanimously carried.

EMINENT DOMAIN

Ms. Miller reminded the Board that political subdivisions with the power of eminent domain, including the District, are required to file an annual eminent domain report by February 1 of each year with the Comptroller. She explained that the report contains the District's contract information as well as information related to the District's ability to exercise the power of eminent domain. Following discussion, Director Farrell moved that the Board authorize SPH to prepare

and file the 2025 eminent domain report with the Comptroller prior to February 1, 2026. Director Cox seconded the motion, which unanimously carried.

MATTERS RELATED TO DIRECTORS ELECTION TO BE CALLED MAY 2, 2026,
INCLUDING AUTHORIZATION TO POST NOTICE REGARDING CANDIDATE FILING
PERIOD

Ms. Miller advised the Board that, pursuant to Section 141.040, Texas Election Code, the District is required to post a notice regarding the period during which a candidate may file an application to appear on the ballot for the District's directors election to be held on May 2, 2026. Ms. Miller noted that such notice must be posted by December 15, 2025 (1) at the in-District posting location for notices of meetings, and (2) at the District's administrative office. Following discussion, Director Farrell moved to authorize SPH to prepare and post such notice on behalf of the Board and the District. Director Cox seconded the motion, which unanimously carried.

ATTORNEY'S REPORT

Ms. Miller introduced Ms. Castro of Off Cinco to the Board. Ms. Castro presented to the Board a proposal for the creation of a District website and discussed the design options for same, a copy of which proposal is attached hereto as **Exhibit L**. Director Farrell moved to approve the proposal in all respects, authorize the President to execute same, and authorize SPH to acknowledge receipt of the TEC Form 1295 provided with same. Director Selber seconded the motion, which unanimously carried.

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 Farrell, seconded by Director Cox, 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 November 19, 2025**

- Exhibit A Bookkeeping Report dated November 19, 2025
- Exhibit B HR&P's Client Service Agreement
- Exhibit C Tax Assessor/Collector's Report
- Exhibit D Order Levying Taxes
- Exhibit E Order Adding To and Excluding Land from the District; Redefining the Boundaries of the District; and Containing Other Provisions Related to the Subject
- 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
- Exhibit K Lake Management Services Report
- Exhibit L Off Cinco Service Agreement