

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 152A

MINUTES OF MEETING

December 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 December 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 Director Hightower, 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"); 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"); Greg McGrath of McGrath & Co., PLLC ("McGrath"); Bill Cole, Girish Khetan, and Vinoth Sankarapani, residents of the District; and Diana Miller and Jennifer Spears of Schwartz, Page & Harding, L.L.P. ("SPH"). Doug Lucas, resident of the District, joined the meeting via teleconference.

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. Cole and Mr. Khetan addressed the Board and presented a handout of a Facebook thread regarding water quality issues in the District, a copy of which is attached hereto as **Exhibit A**. Ms. Hollingsworth responded that MDS has received no resident communications regarding water quality and then explained MDS's investigation and mitigation process when notified by a resident of a water quality issue. Ms. Miller further explained that residents should contact MDS when they are experiencing water quality issues in order to be addressed in a timely manner.

APPROVAL OF MINUTES

The Board reviewed the draft minutes of its meeting held on November 19, 2025. Following discussion of the minutes presented, Director Farrell moved that such minutes of the November 19, 2025, Board meeting be approved, as written. Director Brown seconded said motion, which unanimously carried.

BOOKKEEPING REPORT

Mr. Ontowiryo then presented to and reviewed with the Board the Bookkeeping Report dated December 17, 2025, a copy of which is attached hereto as **Exhibit B**. He noted the addition of check no. 2663 payable to Montgomery Central Appraisal District, in connection with the District's request for an Estimate of Value. Following review and discussion, Director Cox moved that the Bookkeeping Report be approved and that payment be authorized for the checks presented therein, and additional check no. 2663 payable to Montgomery Central Appraisal District, with the exception of check no. 2647, which was voided. Director Brown seconded the motion, which unanimously carried.

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 C**. 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 C** (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 Selber, seconded by Director Cox 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 D**. Following review and discussion, Director Farrell moved that the Tax Assessor - Collector Report be approved, and that payment be authorized on the checks presented. Director Cox seconded the motion, which unanimously carried.

FINANCIAL ADVISOR REPORT

Mr. Lentz presented to and reviewed with the Board a ProForma Cash Flow Analysis relative to Masterson's proposed plan of financing for the District's \$22,000,000 Unlimited Tax Bonds, Series 2026, a copy of which is attached hereto as **Exhibit E**. 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 Farrell 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 F**, be approved. Director Cox 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 Phase Three is nearing completion, and Phase Four is currently in development.

ENGINEERS' REPORT

Mr. Miller presented an Engineer's Report prepared by Quiddity dated December 17, 2025 ("Quiddity Report"), a copy of which is attached hereto as **Exhibit G**, including the change order and Pay Estimates listed therein.

Mr. Zollman next presented an Engineer's Report prepared by Pape-Dawson December 17, 2025 ("Pape-Dawson Report"), a copy of which is attached hereto as **Exhibit H**, including the Pay Estimates 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) acceptance of Conveyances of Facilities for Woodson's Reserve, Section 28, water, sanitary sewer, and drainage facilities and Waterbend Cove, water, sanitary sewer, and drainage facilities.

LANDSCAPE ARCHITECT'S REPORT

Ms. Larimore next presented the Landscape Architect Report prepared by Clark Condon, dated as of December 17, 2025 ("Clark Condon Report"), a copy of which is attached hereto as **Exhibit I**, including the pay applications and change orders listed therein. Following review of same, Director Selber moved to (i) approve the Clark Condon Report as presented, (ii) authorize payment and approval of the pay applications and change orders listed therein. Director Farrell 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 J**. Ms. Hollingsworth next reminded the Board that the December service disconnections were upcoming and, in consideration of the holidays approaching, queried the Board as to whether December service disconnections should be deferred and resumed in January 2026. Following discussion, Director Selber moved to approve the Operations Report, as presented, and authorize MDS to defer service disconnections for December and resume disconnections in January 2026. Director Cox seconded the motion, which unanimously carried.

2026 WATER LOSS AUDIT

The Board next considered authorizing the District's engineer and operator to perform its 2026 water loss audit. In connection therewith, Ms. Miller advised the Board that, pursuant to Section 16.0121 of the Texas Water Code, municipal utility districts providing potable water to members of the public are required to perform and file with the Texas Water Development Board ("TWBD") a water audit every five (5) years computing the utility's most recent annual system water loss. She further reported that the audits are to account for various components of system water loss, including distribution line loss, meter inaccuracies, accounting inaccuracies, and theft. Ms. Miller stated that the information from the audits is to be compiled by regional water planning area to be used in development of regional water plans under Texas Water Code Section 16.053. After discussion on the matter, Director Selber moved that the District's operator and engineer be authorized to perform the 2026 water loss audit and file same with the TWDB by May 1, 2026. Director Cox seconded said motion, which unanimously carried.

CHAMPIONS HYDRO-LAWN REPORT

Mr. Garcia presented to and reviewed with the Board a Detention and Drainage Facilities Report dated December 2025, a copy of which is attached hereto as **Exhibit K**. 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 L**. Ms. Miller noted there were no action items this month.

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

ATTORNEY'S REPORT

Ms. Miller reported to the Board that, in connection with the District's substitution of land, Montgomery County Municipal Utility District No. 152C ("No. 152C"), and pursuant to a request executed by Director Cox, No. 152C has granted its consent to the District's expansion of the Master Facilities Service Area, as required by the Contract for Financing, Operation, and Maintenance of Master Water and Sanitary Sewer Facilities between the District and No. 152C. A copy of such consent is attached hereto as **Exhibit M**.

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 N**.

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 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 December 19, 2025

- Exhibit A Social Media Handout from residents
- Exhibit B Bookkeeping Report
- Exhibit C Draft Audit Report and Management Letter
- Exhibit D Tax Assessor - Collector's Report
- Exhibit E ProForma Cash Flow Analysis - \$22,000,000 Unlimited Tax Bonds, Series 2026
- Exhibit F Resolution Requesting the Appraisal District for an Estimate of Value
- Exhibit G Quiddity Engineering Report
- Exhibit H Pape-Dawson Engineers Report
- Exhibit I Clark Condon Report
- Exhibit J Operations Report
- Exhibit K Champions Hydro-Lawn Report
- Exhibit L Lake Management Services Report
- Exhibit M Consent to Expansion of Master Facilities Service Area for Montgomery County
Municipal Utility District No. 152A
- Exhibit N Annual Disclosure provided by Masterson Advisors, LLC relative to MSRB
Rule G-10