

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 157

Minutes of Meeting of Board of Directors

January 20, 2026

The Board of Directors (“Board”) of Harris County Municipal Utility District No. 157 (“District”) met at 2727 Allen Parkway, Suite 1100, Houston, Harris County, Texas, on January 20, 2026 in accordance with the duly posted notice of the meeting, with a quorum of directors present as follows:

Leonard Spearman, President
Perla I. Flores, Vice President
Betty Niblett, Secretary

and the following absent:

Jason Valenzuela, Director.

Also present were Mr. Jorge Diaz of McLennan & Associates, LP; Mr. Lee Crenshaw of Municipal District Services; Ms. Patty Rodriguez of Bob Leared Interests; Ms. Keli Schroeder and Mr. Ray Rangel of BGE, Inc.; Ms. Karen Sears and Mr. Royce Rodriguez of Storm Water Solutions; and Mr. James D. Bonham, attorney for the District.

The President called the meeting to order and declared it open for such business as might properly come before the Board.

1. The Board reviewed the minutes of the meeting of December 16, 2025, and upon unanimous vote, the minutes were accepted and approved.

2. The Board acknowledged that it posted the required annual notice in compliance with Section 49.063(c) of the Texas Water Code. The attorney confirmed that no further action was required.

3. Mr. Jorge Diaz presented the bookkeeper’s report reflecting activity in all accounts including the wastewater treatment plant account. The Board considered invoices presented by the bookkeeper and a schedule of District investments. The Board also reviewed the comparison of actual versus budgeted revenues and expenditures for the general fund and wastewater treatment plant account for the fiscal year ending December 31, 2026. After review and discussion, upon unanimous vote, the Board approved the bookkeeper’s report and the checks listed thereon.

4. Ms. Patty Rodriguez presented the tax assessor/collector’s report reflecting the District’s 2025 taxes to be 23.4% collected. The Board reviewed activity in the tax account and a schedule of delinquent taxes. Upon motion duly made, seconded, and unanimously carried, the Board approved the tax assessor/collector’s report and the checks drawn on the tax account.

5. The Board then considered the attached Order adopting a general homestead exemption for the 2026 tax year, and upon unanimous vote, the Order was approved by the Board.

6. The Board then considered the attached Order adopting an over 65 or disabled tax exemption for the 2026 tax year, and upon unanimous vote, the Order was approved by the Board.

7. Mr. Lee Crenshaw presented the operator's report reflecting the total connections in the District to be 4,170. The Board reviewed the regulatory information in the report and the water production and consumption data reflecting 98.14% of the water pumped during the previous month had been accounted for. The operator reported on the operation of the water plants and the wastewater treatment plant and reviewed with the Board the required repairs and maintenance to the District's facilities. The operator presented an appeal on the account at 7434 Oakwood Canyon Drive where a water leak resulted in an excessively high-water bill. The Board discussed the matter and agreed to reduce the bill to \$500 and allow a six-month payment plan. The Board also reviewed the billing and collections data which appear in the report. After discussion, upon unanimous vote, the Board approved the operator's report including all action items and authorized termination of service to all customers with delinquent accounts in accordance with the District's Rate Order. The Board also authorized a schedule of delinquent accounts to be written off as uncollectable.

8. Ms. Keli Schroeder presented the engineer's report. The Board discussed with the engineer the requirement to do a Risk and Resilience Assessment and update the District's Emergency Response Plan. After discussion, the engineer was authorized to update the assessment and Emergency Response Plan. The Board also approved the fee proposal. After discussion by the Board, upon unanimous vote, the Board approved the engineer's report.

9. Ms. Karen Sears of Storm Water Solutions then presented a report on the maintenance of all properties cared for by Storm Water Solutions. The Board considered a proposal for a dye test at a sinkhole at the Hessed No. 5 detention pond and upon unanimous vote, the proposal was approved by the Board. After discussion, the Board approved the Storm Water Solutions report.

10. The Board then considered the requirement for a Director's election to be held May 2, 2026, and upon unanimous vote, the Board adopted the attached order calling the May 2, 2026 election.

There being no further business to come before the Board, the meeting was adjourned.


Secretary

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 157

NOTICE OF PUBLIC MEETING

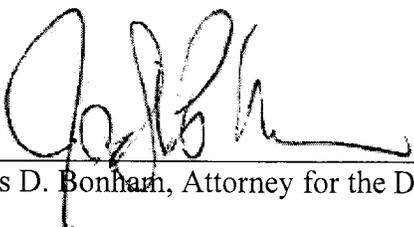
Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **2727 Allen Parkway, Suite 1100, Houston, Texas 77019.**

The meeting will be held at **12:00 p.m. on Tuesday, January 20, 2026.**

The subject of the meeting is to receive public comment on, consider and act on the following:

1. Minutes of Board of Directors Meeting(s)
2. Annual Notice in Compliance with Texas Water Code Sections 49.063(c)
3. Bookkeeper's Report; Checks and Invoices; Investment of District Funds; Investment Policy; Depository Pledge Agreement(s)
4. Tax Assessor/Collector's Report; Invoices and Checks; Delinquent Tax Collections; Investment of District Funds; Tax Rate; Tax Exemptions
5. Order Adopting Homestead Exemption
6. Order Adopting Over 65/Disabled Homestead Tax Exemption
7. Operator's Report; Operation, Maintenance, and Repair of District Facilities; Water Quality Report; Waste Discharge Permit; Customer Appeals; Rate Order; Termination of Service on Delinquent Accounts
8. Engineer's Report; Design of Facilities; Advertisement for Bids; Construction Contract(s), Pay Estimate(s), and Change Order(s); Utility Commitments; Annexation of Land; Permit Matters; Proposal(s)
9. Authorize update of Risk and Resilience Assessment
10. Authorize Update of Emergency Response Plan
11. Storm Water Management Report
12. Order for Election of Directors
13. Other Matters: Order Appointing Director; Travel and Reimbursement Policy; Insurance; Consultant Contracts; Solid Waste Collection Contract; Contract for Electric Power; Arbitrage Compliance; Engage Auditor; Audit Report; Application to Texas Commission on Environmental Quality; Drought Contingency Plan; Water Conservation Plan; Continuing Disclosure; Issuance of Bonds; Elections; Contract for Law Enforcement Services
14. Pending Business




James D. Bonham, Attorney for the District

ANNUAL NOTICE IN COMPLIANCE WITH TEXAS WATER CODE SECTION 49.063(c) After at least 50 qualified electors are residing in a district, on written request of at least five of those electors, the board shall designate a meeting place and hold meetings within the district. If no suitable meeting place exists inside the district, the board may designate a meeting place outside the district that is located not further than 10 miles from the boundary of the district. On the failure of the board to designate the location of the meeting place within the district or not further than 10 miles from the boundary of the district, five electors may petition the Texas Commission on Environmental Quality ("Commission") to designate a location. If it determines that the meeting place used by the district deprives the residents of a reasonable opportunity to attend district meetings, the Commission shall designate a meeting place inside or outside the district which is reasonably available to the public and require that the meetings be held at such place. The Commission shall make such a determination not later than the 60th day after receiving the petition. After holding a meeting at a place designated by the district's board or by the Commission after a request is made to either the board or the Commission by five electors, the district's board may hold a hearing on the designation of a different meeting place, including a meeting place outside of the district. The board may hold meetings at the designated meeting place if, at the hearing, the board determines that the new meeting place is beneficial to the district and will not deprive the residents of the district of a reasonable opportunity to attend meetings.

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AVISO DE ASAMBLEA PÚBLICA

Se notifica por el presente a todos los miembros del público interesados que la Junta Directiva del Distrito mencionado en el título realizará una asamblea pública en 2727 Allen Parkway, Suite 1100, Houston, Texas 77019. La asamblea se celebrará a las **12:00 p.m. horas el martes 20 de enero de 2026.**

El asunto a tratar en la asamblea será considerar y actuar sobre lo siguiente:

Orden de Elección de Directores

THÔNG BÁO CUỘC HỌP CÔNG KHAI

Thông báo này được gửi đến tất cả các thành viên công chúng quan tâm rằng Hội đồng quản trị của khu vực nói trên sẽ tổ chức một cuộc họp công khai tại địa chỉ 2727 Allen Parkway, Suite 1100, Houston, Texas 77019. Cuộc họp sẽ được tổ chức vào **lúc 12:00 trưa, thứ Ba, ngày 20 tháng 1 năm 2026.**

Chủ đề của cuộc họp là xem xét và thực thi nội dung sau đây:

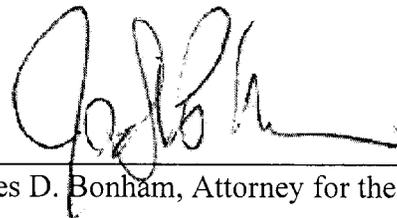
Thông Qua Lệnh Yêu Cầu Tổ Chức Cuộc Bầu Cử Các Giám Đốc

公眾會議通知

特此通知所有相关公众人士，上述区域的董事会将于德克萨斯州休斯顿市艾伦大道 2727 号 1100 室举行公开会议。**会议将于 2026 年 1 月 20 日星期二中午 12:00 举行。**

本次會議的主題將是審議並執行以下事項：

採納關於召集董事選舉的命令



James D. Bonham, Attorney for the District