

MINUTES
MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 90

October 9, 2025

The Board of Directors (the "Board") of Montgomery County Municipal Utility District No. 90 (the "District") met in regular session, open to the public, on the 9th day of October, 2025, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Houston, Texas outside the boundaries of the District, and the roll was called of the members of the Board:

Tim Kurtin	President
Richard Fisher	Vice President
Perri D'Armond	Secretary
Ron Cutlip	Assistant Vice President
Danny Golden	Assistant Secretary

and all of the above were present, except Directors Fisher and Golden, thus constituting a quorum.

Also attending the meeting were Cameron Ripple, a resident of the District; Brian Jarrard of Jarrard Development; Zach Evans of David Weekley Homes; Adam Kupstas of Aurous Development Services, Ltd.; Ron Dechert and Josh Bouquet of Pape-Dawson Engineers ("Pape-Dawson"); Mitchell Neupert of Robert W. Baird & Co. Incorporated ("RWB"); Tracy Scott of Myrtle Cruz, Inc. ("Myrtle Cruz"); Robin Goin of Bob Leared Interests ("BLI"); Phil Halbert of Storm Water Solutions, LLC (SWS); and Greer Pagan and Amanda Cambron of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

There were no public comments.

MINUTES

The Board considered approving the minutes of the September 11, 2025, regular meeting. After review and discussion, Director D'Armond moved to approve the minutes, as presented. Director Cutlip seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Goin reviewed the tax assessor/collector's report, including the delinquent tax roll and checks presented for payment from the tax account. A copy of the tax assessor/collector's report is attached. She stated 98.68% of the District's 2024 taxes were collected as of September 30, 2025. Following review and discussion, Director

Cutlip moved to approve the tax assessor/collector's report and payment of the tax bills. Director D'Armond seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Dechert reviewed the Engineer's Report and updated the Board on pending construction projects in the District.

Mr. Dechert updated the Board regarding construction of the Water, Sanitary Sewer and Drainage Facilities for Creighton Cove Section 1 and reviewed and recommended approval of Pay Estimate No. 1 in the amount of \$930,983.40, payable to TexaSite, LLC. Following review and discussion, Director Cutlip moved, based on the engineer's recommendation, to approve Pay Estimate No. 1 in the amount of \$930,983.00. Director D'Armond seconded the motion, which carried unanimously.

UNLIMITED TAX BONDS, SERIES 2025

APPROVE PRELIMINARY OFFICIAL STATEMENT AND OFFICIAL NOTICE OF SALE

Mr. Neupert presented and reviewed the Preliminary Official Statement and Notice of Sale for the Districts Unlimited Tax Bonds, Series 2025 (the "Bonds"). Following review and discussion, Director Cutlip moved to approve the Preliminary Official Statement and Notice of Sale for the Bonds. Director D'Armond seconded the motion, which passed unanimously.

ENGAGE RATING COMPANY TO PERFORM CREDIT RATING ANALYSIS FOR SERIES 2025 UNLIMITED TAX BONDS

No action was taken on this item.

APPOINT PAYING AGENT/REGISTRAR

The Board considered appointing The Depository Trust Company, New York, New York ("DTC") as the paying agent/registrar for the Bonds. Following review and discussion, Director Cutlip moved to appoint DTC as the paying agent/registrar for the Bonds. Director D'Armond seconded the motion, which passed unanimously.

ADVERTISEMENT FOR SALE OF THE SERIES 2025 UNLIMITED TAX BONDS AND SCHEDULE BOND SALE

The Board discussed the proposed schedule for the issuance of the Bonds. Following review and discussion, Director Cutlip moved to authorize

advertisement for the sale of the Bonds and to schedule the bond sale for the regular Board meeting on November 13, 2025, at 11 a.m. Director D'Armond seconded the motion, which passed unanimously.

ENGAGE AUDITOR TO PREPARE DEVELOPER REIMBURSEMENT REPORT

Mr. Neupert requested the Board authorize the District's auditor, McCall Gibson Swedlund Barfoot Ellis, PLL ("McCall"), to prepare the developer reimbursement report for amounts to be reimbursed to the developers from the proceeds of the Bonds. Following review and discussion, Director Cutlip moved to authorize McCall to prepare the developer reimbursement report. Director D'Armond seconded the motion, which passed unanimously.

DEVELOPMENT IN THE DISTRICT

Mr. Jarrard and Mr. Kupstas generally reported on development matters in the District.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Garcia reviewed the bookkeeper's report, budget comparison, and schedule of investments and presented the District's bills for payment. A copy of the bookkeeper's report is attached. Following review and discussion, Director Cutlip moved to approve the bookkeeper's report and authorize payment of the bills. Director Fisher seconded the motion, which passed unanimously.

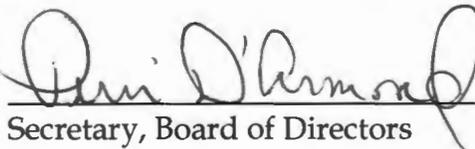
REPORT FROM STORM WATER SOLUTIONS

Mr. Halbert reviewed a facility report of the north, middle, and south detention ponds, a copy of which is attached.

MEETING DATE

The Board concurred to hold the next regular meeting on November 13th, 2025, at 11:00 a.m.

There being no further business to consider, the meeting was adjourned.


Secretary, Board of Directors



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