

MINUTES
MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 90

December 11, 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 11th day of December, 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
Ron Cutlip	Vice President
Perri D'Armond	Secretary
Cameron Ripple	Assistant Vice President
Danny Golden	Assistant Secretary

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

Also attending the meeting were Zach Evans of David Weekley Homes; Adam Kupstas of Aurous Development Services, Ltd.; Josh Penton of Meritage Homes of Texas, LLC ("Meritage Homes"); Suzanne Villareal of McCall Gibson Swedlund Barfoot Ellis PLLC; Robin Goin of Bob Leared Interest; Josh Bouquet and Ron Dechert of Pape-Dawson Engineers ("Pape-Dawson"); Tracey Scott of Myrtle Cruz, Inc. ("Myrtle Cruz"); 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 November 13, 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 6.9% of the District's 2025 taxes were collected as of November 30, 2025. Following review and discussion, Director Kurtin moved to approve the tax assessor/collector's report and payment of the tax bills. Director Cutlip seconded the motion, which passed unanimously.

APPROVE AUDIT

Ms. Villarreal reviewed a draft of the District's audit for fiscal year end September 30, 2025. Following review and discussion, Director D'Armond moved to approve the audit for fiscal year end September 30, 2025, subject to final comments by the Board and consultants, and direct that the audit be filed appropriately and retained in the District's official records. Director Cutlip seconded the motion, which passed unanimously.

APPROVE DEVELOPER REIMBURSEMENT REPORT AND AUTHORIZE DISBURSEMENT OF FUNDS

Ms. Villareal presented and reviewed a developer reimbursement report in connection with the sale of the Series 2025 Unlimited Tax Bonds (the "Bonds"). She stated the bonds will close on December 17, 2025. Following review and discussion, Director Cutlip made a motion to approve the developer reimbursement report and authorize disbursement of the funds to the developers upon closing of the Bonds. Director Ripple seconded the motion, which carried unanimously.

ENGINEERING MATTERS

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

Mr. Pagan requested that a digital land plan be made available for future Board meetings.

Mr. Bouquet reviewed and recommended approval of Change Order No. 4 to the contract with Cook's Earth Works, LLC for construction of Creighton Cover Section 1 Clearing, as a decrease to the contract in the amount of \$23,488.50 due to a final quantity adjustment. Mr. Bouquet then updated the Board regarding construction of Creighton Cove Section 1 Clearing and reviewed and recommended approval of Pay Estimate No. 5 and Final in the amount of \$18,057.43, payable to Cook's Earth Works, LLC. Mr. Bouquet also stated that a Certificate of Acceptance will be provided once Montgomery County accepts the project. The Board determined that Change Order No. 4 is beneficial to the District.

Following review and discussion, Director D'Armond made a motion, based on the engineer's recommendation, to 1) approve Change Order No. 4 in the amount of \$23,488.50 as a decrease to the contract with Cook's Earth Works, LLC, based upon the Board's finding that the Change Order is beneficial to the District and the engineer's recommendation and 2) approve Pay Estimate No. 5 and Final in the amount of \$18,057.43 and to accept the facilities following initial acceptance from Montgomery County. Director Cutlip seconded the motion, which passed by unanimous vote.

DEVELOPMENT IN THE DISTRICT

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

TRAVEL REIMBURSEMENT GUIDELINES AND DIRECTOR EXPENSES FOR BOARD OF DIRECTORS WINTER CONFERENCE

Mr. Pagan reviewed the District’s Travel Reimbursement Guidelines (the “Guidelines”) and the Board discussed expenses for the upcoming Association of Water Board Directors winter conference (the “Conference”). Following review and discussion, Director Cutlip made a motion to authorize up to two nights of lodging at the Conference rate, up to three days of per diem, and up to six meals for any Director attending the conference, if submitted in accordance with the District’s Guidelines. Director Ripple seconded the motion, which carried unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Scott 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 Ripple seconded the motion, which passed unanimously.

Mr. Penton confirmed that the developer, Meritage Homes is fully reimbursed by the District following payment of the 2025 Bond proceeds.

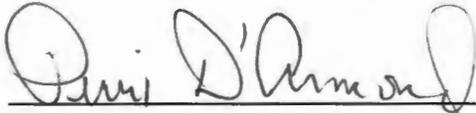
REPORT FROM STORM WATER SOLUTIONS

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 January 8th, 2026, at 11:00 a.m.

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


Secretary, Board of Directors



LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
Tax assessor/collector's report	1
Draft of the District's Audit for fiscal year end September 30, 2025.	2
Developer Reimbursement Report.....	2
Engineer's Report.....	2
Bookkeeper's report.....	3
SWS report	3