

MINUTES
MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 90

November 13, 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 13th day of November, 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
Vacant	Vice President
Perri D'Armond	Secretary
Ron Cutlip	Assistant Vice President
Danny Golden	Assistant Secretary

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

Also attending the meeting were Cameron Ripple, a resident of the District; Zach Evans of David Weekley Homes; Adam Kupstas of Aurous Development Services, Ltd.; Stephen Eustis of Robert W. Baird, Inc. ("Baird"); Robin Goin of Bob Leared Interest; Josh Bouquet of Pape-Dawson Engineers ("Pape-Dawson"); Tracy 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 October 9, 2025, regular meeting. After review and discussion, Director Golden moved to approve the minutes, as presented. Director D'Armond seconded the motion, which passed unanimously.

DIRECTOR MATTERS

Mr. Pagan stated Director Fisher has submitted his resignation from the Board of Directors. Mr. Pagan then introduced Cameron Ripple to the Board and stated he is interested in serving on the Board of Directors. Following discussion, Director D'Armond made a motion to accept the resignation of Director Fisher and appoint Cameron Ripple to the Board of Directors. Director Cutlip seconded the motion, which carried unanimously.

Mr. Pagan stated that Director Ripple must execute a Sworn Statement, Official Bond, and Oath of Office as required by the Texas Constitution and Texas Water Code. After discussion, Director D'Armond moved that the Board of Directors approve Director Ripple's Sworn Statement, Official Bond, and Oath of Office, and direct that they be filed and retained in the District's official records and that the Oath of Office be filed with the Secretary of State of the State of Texas. The motion was seconded by Director Cutlip, which carried unanimously.

The Board then considered reorganizing the Board. After discussion, the Board concurred to reorganize the Board as follows:

Tim Kurtin	President
Ron Cutlip	Vice President
Perri D'Armond	Secretary
Cameron Ripple	Assistant Vice President
Danny Golden	Assistant Secretary

Mr. Pagan stated the District Registration Form must be filed with the Texas Commission on Environmental Quality ("TCEQ") to show the new slate of officers. After discussion, Director D'Armond made a motion to authorize ABHR to file the District Registration Form with the TCEQ. Director Cutlip seconded the motion, which carried unanimously.

Mr. Pagan next distributed and reviewed a memorandum regarding Texas Open Meetings Act and Public Information Act training requirements for Directors and encouraged Director Ripple to receive his training as soon as possible and forward his/her certificate of completion to ABHR for inclusion in the District's permanent records.

Mr. Pagan reviewed a Memorandum from ABHR regarding conflict of interest disclosure required under Chapter 176 of the Texas Local Government Code and disclosure forms adopted by the Texas Ethics Commission, a copy of which is attached. Mr. Pagan stated that pursuant to Chapter 176 of the Texas Local Government Code, the District will maintain a List of Local Government Officers. Mr. Pagan reviewed the List of Local Government Officers. After review and discussion, Director D'Armond moved to approve and authorize execution of the List of Local Government Officers and direct that the List be filed appropriately and retained in the District's official records. Director Cutlip seconded the motion, which passed by unanimous vote.

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 1.3% of the District's 2025 taxes were collected as of October 31, 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.

UNLIMITED TAX BONDS, SERIES 2025

Mr. Eustis presented and reviewed a bid sheet reflecting the bids received for the District's \$3,600,000 Unlimited Tax Bonds, Series 2025 Bonds (the "Series 2025 Bonds"), a copy of which is attached.

Mr. Eustis distributed an update to Credit Analysis from Moody's Investors Service, a copy of which is attached. He reported Moody's Investors Service affirmed Baa2 as the District's rating.

The Board next considered awarding the sale of the District's Series 2025 Bonds. Mr. Eustis stated he verified the accuracy of the bids and recommended that the Board accept the bid with the lowest net effective interest rate of 4.247123% submitted by Raymond James & Associates, Inc. ("Raymond James").

Mr. Pagan reviewed a Resolution Authorizing the Issuance of the District's Series 2025 Bonds.

Mr. Pagan then reviewed the Paying Agent/Registrar Agreement between the District and Zions Bancorporation, National Association, Amegy Bank Division, Houston, Texas ("Amegy").

Mr. Pagan stated that the Preliminary Official Statement will be updated to include information regarding the bond sale.

Mr. Pagan presented and reviewed a Certificate Regarding Provision of Financial Advice.

Mr. Pagan stated that it will be necessary for the Board of Directors to sign certain documents relating to the sale of the District's Series 2025 Bonds, and for the attorney to submit a transcript of the bond proceedings to the Attorney General of Texas ("AG"). He added that the financial advisor also will take necessary action in connection with the delivery of the bonds to the purchaser.

The Board discussed approving payment to the AG for the \$3,600,000 Unlimited Tax Bonds, Series 2025 transcript review.

Mr. Pagan stated that the Texas Water Code requires the District to file an Amendment to the Information Form with Harris County and the Texas Commission on Environmental Quality in order to reflect the bonds issued by the District. He then reviewed the Amendment to the Information Form with the Board.

After review and discussion, Director Golden moved to (1) award the sale of the District's \$3,600,000 Unlimited Tax Bonds, Series 2025 to Raymond James, whose bid contained the lowest net effective interest rate; (2) adopt the Resolution Authorizing the Issuance of the District's \$3,600,000 Unlimited Tax Bonds, Series 2025, and direct that the Resolution be filed appropriately and retained in the District's official records; (3) approve the Paying Agent/Registrar Agreement between the District and Amegy and direct that the Agreement be filed appropriately and retained in the District's official records; (4) approve the Official Statement for the \$3,600,000 Unlimited Tax Bonds, Series 2025 and direct that the Statement be filed appropriately and retained in the District's official records; (5) approve the Certificate Regarding Provision of Financial Advice and direct that the Certificate be filed appropriately and retained in the District's official records; (6) authorize the Board of Directors to sign the documents relating to the bond sale and authorize the attorney and financial advisor to take all necessary action to deliver the bonds to the purchaser; (7) approve payment to the AG for the \$3,600,000 Unlimited Tax Bonds, Series 2025 transcript review; and (8) authorize execution of the Amendment to the Information Form and direct that the Amendment be filed appropriately and retained in the District's official records. Director D'Armond seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Bouquet 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 Change Order No. 1 to the contract with TexaSite, LLC for construction of the Water, Sanitary Sewer and Drainage Facilities for Creighton Cove Section 1 to decrease the contract in the amount of \$12,150.00. The Board determined that Change Order No. 1 is beneficial to the District. After review and discussion, Director D'Armond moved to approve Change Order No. 1 in the amount of \$12,150.00 as a decrease to the contract with TexaSite, LLC, based upon the Board's finding that the Change Order is beneficial to the District and the engineer's recommendation. Director Golden seconded the motion, which passed by unanimous vote.

DEVELOPMENT IN THE DISTRICT

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

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 D'Armond moved to

approve the bookkeeper's report and authorize payment of the bills. Director Cutlip 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 December 11th, 2025, at 11:00 a.m.

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

/s/Perri D'Armond

Secretary, Board of Directors



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