

MINUTES
MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 142

December 10, 2025

The Board of Directors (the "Board") of Montgomery County Municipal Utility District No. 142 (the "District") met in regular session, open to the public, on the 10th day of December, 2025, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2500, Houston, Texas, outside the boundaries of the District, and the roll was called of the duly appointed members of the Board:

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|------------------|----------------|
| Cody Carden | President |
| Fritz Fowler | Vice President |
| David J. Patrick | Secretary |
| Connor Lynch | Director |
| Cameron Feehan | Director |

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

Also present at the meeting in person were: Roshell Arterburn of District Data Services, Inc.; Debbie Arellano of Bob Leared Interests; Morgan Brown of Bleyl & Associates Project Engineering and Management; and Hannah Bradley, Trenise Simmons, and Arlene Catalan of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

Ms. Bradley offered any members of the public attending the meeting the opportunity to make a public comment. There being no members of the public requesting to make a public comment, Ms. Bradley moved to the next agenda item.

MINUTES

The Board considered approving the minutes of the November 12, 2025, regular meeting. Following review and discussion, Director Feehan moved to approve the minutes of the November 12, 2025, regular meeting minutes, as presented. Director Fowler seconded the motion, which passed unanimously.

AUTHORIZE AUDITOR TO CONDUCT AUDIT FOR FISCAL YEAR END DECEMBER 31, 2025

Ms. Bradley reported that McCall Gibson Swedlund Barfoot PLLC is requesting authorization to prepare the District's audit for the fiscal year ending December 31, 2025. Following discussion, Director Carden moved to authorize the auditor to prepare the audit for the fiscal year ending December 31, 2025. Director Feehan seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Arterburn presented and reviewed the bookkeeping report, including the investment report, the budget comparison, and the list of checks for the Board's approval. Ms. Arterburn requested approval of additional Check No. 2357 to Association of Water Board Directors in the amount of \$750.00. A copy of the bookkeeping report, including the investment report and budget comparison is attached.

Ms. Arterburn then presented and reviewed a draft budget for the fiscal year end December 31, 2026, a copy of which is attached to the bookkeeper's report. Discussion ensued regarding additional line items for the budget.

Following review and discussion, Director Carden moved to: (1) approve the bookkeeper's report and pay the bills; and (2) approve additional Check No. 2357; and (3) approve the budget for the fiscal year end December 31, 2026, as discussed. Director Fowler seconded the motion, which passed unanimously.

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

Ms. Bradley reviewed the District's Travel Reimbursement Guidelines with the Board. The Board concurred to authorize directors attending the Association of Water Board Directors winter conference to receive a reimbursement for attendance at conference in accordance with the District's Travel Reimbursement Guidelines.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Arellano presented and reviewed the tax assessor/collector's report, a copy of which is attached. She reviewed the bills presented for payment, including overpayment refunds and adjustments from the previous month. Following review and discussion, Director Carden moved to approve the tax report and payment of the checks drawn from the District's tax account, including overpayment and value adjustment refunds, as presented. Director Feehan seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Brown presented and reviewed the engineer's report, a copy of which is attached.

Ms. Bradley updated the Board regarding the access and drainage easement with the property owners of 2202 Timberland Country Court. She stated that Stuckey's LLC was asked to evaluate alternative options for improving drainage.

ANNEXATION MATTERS

There was no report under this agenda item.

MAINTENANCE OF DISTRICT DETENTION FACILITIES, AND APPROVE APPROPRIATE ACTION

Mr. Brown recommended that the District assume responsibility of the roadway maintenance agreement for Mackenzie Creek Section 3 and 4. He stated that the respective homeowner’s associations hold an agreement with Montgomery County for the maintenance of such. Discussion ensued regarding the roadway maintenance. Ms. Bradley inquired about the cost for the recommended maintenance. Following discussion, no action was taken by the Board on this matter.

DEVELOPMENT IN THE DISTRICT

There was no report under this agenda item.

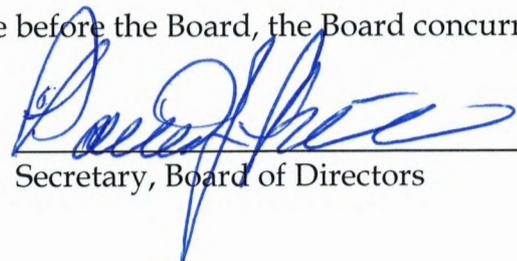
EMINENT DOMAIN REPORT

Ms. Bradley reported ABHR has filed the District’s Eminent Domain Authority Annual Report with the Comptroller of the State of Texas pursuant to Senate Bill 1812.

NEXT MEETING DATE

The Board concurred to meet on February 11, 2026, subject to any outstanding District matters that need to be addressed prior.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.


Secretary, Board of Directors



LIST OF ATTACHMENTS TO MINUTES

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