

MINUTES
MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 90

January 8, 2026

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 8th day of January, 2026, 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
Vacant	Assistant Secretary

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

Also attending the meeting were Adam Kupstas of Aurous Development Services, Ltd.; Josh Penton of Meritage Homes of Texas, LLC ("Meritage Homes"); Robin Goin of Bob Leared Interest; Josh Bouquet 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 December 11, 2025, regular meeting. After review and discussion, Director Cutlip moved to approve the minutes, as presented. Director Ripple seconded the motion, which passed unanimously.

2026 DIRECTORS ELECTION

Mr. Pagan discussed procedures related to the 2026 Directors Election. He reviewed a Resolution Designating an Agent of the Secretary of the Board of Directors During the 2026 Directors Election Period. Following review and discussion, Director Cutlip moved to adopt a Resolution Designating an Agent of the Secretary of the Board During the 2026 Directors Election Period appointing Amanda Cambron as the agent of the Secretary of the Board of Directors to perform the duties of the District's Directors

Election, authorize the agent to post the related notice as required, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Ripple seconded the motion, which passed unanimously.

Mr. Pagan reported on requirements to post a Notice of Deadline to File Applications for Place on the Ballot for the 2026 Directors Election. Following review and discussion, Director Cutlip moved to authorize the Secretary's agent to post the notice as required. Director Ripple seconded the motion, which passed unanimously.

Mr. Pagan stated that the District may contract with Montgomery County (the "County") to conduct the District's 2026 Directors Election. Following review and discussion, Director Cutlip moved to contract with the County to administer the District's election. Director Ripple seconded the motion, which passed unanimously.

Mr. Pagan continued discussing procedures related to the 2026 Directors Election and reviewed an Order Calling Directors Election. Following review and discussion, Director Cutlip moved to adopt the Order Calling Directors Election and direct that the Order be filed appropriately and retained in the District's official records. Director Ripple seconded the motion, which passed unanimously.

Mr. Pagan discussed that Notice of Election may be required to be posted or published and provided to the County Clerk and Voter Registrar of Montgomery County. Following review and discussion, Director Cutlip moved to authorize the Secretary's agent to post or publish and provide to the County Clerk and Voter Registrar Notice of Election, if required, and to direct that the Notice be filed appropriately and retained in the District's official records. Director Ripple 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 22% of the District's 2025 taxes were collected as of December 31, 2025. Following review and discussion, Director D'Armond moved to approve the tax assessor/collector's report and payment of the tax bills. Director Ripple 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. Bouquet updated the Board regarding construction of the Water, Sewer, and Drainage Facilities to serve Creighton Cove Section and reviewed and recommended approval of Pay Estimate No. 2 in the amount of \$464,311.80, payable to TexaSite, LLC. Following review and discussion, Director D'Armond moved, based on the engineer's recommendation, to approve Pay Estimate No. 2 in the amount of \$464,311.80. Director Cutlip seconded the motion, which carried unanimously.

DEVELOPMENT IN THE DISTRICT

Mr. Penton and 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 Cutlip moved to approve the bookkeeper's report and authorize payment of the bills. Director Ripple seconded the motion, which passed unanimously.

ANNUAL DISCLOSURE STATEMENTS

Mr. Pagan stated in accordance with the District's Investment Policy and the Public Funds Investment Act, the District's bookkeeper and the District's Investment Officer, are required to execute disclosure statements that disclose any relationships with banks and brokers who seek to sell investments to the District. He added the disclosure statements will be filed with the Texas Ethics Commission. After review and discussion, Director Cutlip moved to accept the Disclosure Statements pursuant to the District's Investment Policy and the Public Funds Investment Act and direct that the statements be filed appropriately and retained in the District's official records. Director D'Armond seconded the motion, which passed unanimously.

RENEWAL OF INSURANCE POLICIES

Mr. Pagan stated the District's insurance policies with Brown & Brown Insurance Services will expire on March 19, 2026, and he expects to have a renewal proposal at the next meeting.

ANNUAL REPORT REGARDING POST-ISSUANCE COMPLIANCE POLICY

Mr. Pagan reported on the District's compliance activities during the prior calendar year related to bond financings. He stated that no corrective action is required at this time.

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 February 12, 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

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