

MINUTES
MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 142

February 11, 2026

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 11th day of February, 2026, 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:

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(s) Lynch and Fowler, thus constituting a quorum.

Also present at the meeting in person were: Ruben Ortiz of Camillo Properties ("Camillo"); Roshell Arterburn of District Data Services, Inc.; Debbie Arellano of Bob Leared Interests; Savannah Seacrest of Stuckey's LLC ("Stuckey's"); 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 December 10, 2026, regular meeting. Following review and discussion, Director Carden moved to approve the minutes of the December 10, 2025, regular meeting minutes, as presented. Director Patrick seconded the motion, which passed unanimously.

2026 DIRECTORS ELECTION

Ms. Bradley discussed procedures related to the 2026 Directors Election. She reviewed a Resolution Designating an Agent of the Secretary of the Board of Directors during the 2026 Directors Election Period.

Ms. Bradley reported on requirements to post a Notice of Deadline to File Applications for Place on the Ballot (the "Notice of Deadline") for the 2026 Directors Election.

Ms. Bradley stated that the District may contract with Montgomery County (the "County") to conduct the District's 2026 Directors Election, if necessary.

Ms. Bradley reviewed an Order Calling Directors Election (the "Order Calling").

Ms. Bradley 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 Carden moved to (1) adopt a Resolution Designating an Agent of the Secretary of the Board of Directors during the 2026 Directors Election Period appointing Trenise Simmons 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; (2) authorize the Secretary's agent to post the Notice of Deadline, as required; (3) contract with the County to administer the District's election, if necessary; (4) adopt the Order Calling and direct that it be filed appropriately and retained in the District's official records; and (5) 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 Feehan seconded the motion, which passed unanimously.

ANNUAL REPORT REGARDING POST-ISSUANCE COMPLIANCE POLICY

Ms. Bradley reported on the District's compliance activities during the prior calendar year related to bond financing. She stated that no corrective action is required at this time.

ANNUAL DISCLOSURE STATEMENTS FOR INVESTMENT OFFICER AND BOOKEEPER

Ms. Bradley reviewed and presented disclosure statements for the bookkeeper and Investment Officer. Ms. Bradley stated the disclosures must be filed annually with the Texas Ethics Commission. After review and discussion, Director Patrick made a motion to accept the disclosure statements and direct that the disclosure statements be

filed appropriately and retained in the District's official records. Director Carden seconded the motion, which passed unanimously.

DISCUSS ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") WINTER CONFERENCE, APPROVE REIMBURSEMENT OF ELIGIBLE EXPENSES, AND AUTHORIZE ATTENDANCE AT SUMMER CONFERENCE

The Board discussed the AWBD winter conference. Following discussion, Director Feehan moved to approve the reimbursement to Directors for eligible AWBD winter conference expenses, subject to final review by the bookkeeper for compliance with the District's travel guidelines and authorize Board members to attend the summer conference in Grapevine, Texas. Director Patrick 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. A copy of the bookkeeping report, including the investment report and budget comparison is attached.

Following review and discussion, Director Carden moved to approve the bookkeeper's report and pay the bills. Director Patrick seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Arellano presented and reviewed the tax assessor/collector's reports for the months of December and January, copies of which are attached. She reviewed the bills presented for payment, including overpayment refunds and adjustments from the previous months.

Ms. Arellano introduced Ruben Ortiz of Camillo Properties to the Board. Mr. Ortiz requested a waiver of penalty and interest fees, in the amount of \$8,673.29, stating that the past due payment resulted from a clerical error within Camillo accounts payable department.

Ms. Bradley noted the Texas Property Tax Code, Section 33.011, only allows the District to waive fees or penalties for past due payment of property taxes due within a limited amount of circumstances, none of which apply in this matter.

Following review and discussion, Director Carden moved to: (1) approve the tax assessor/collector's report; (2) approve the payment of the checks drawn on the District's tax account; and (3) deny the request to waive the fees and penalties associated with the

late payment of property taxes in accordance with Texas Property Tax Code, Section 33.011. Director Feehan seconded the motion, which passed unanimously.

RESOLUTION REGARDING DEVELOPMENT STATUS FOR TAX YEAR 2026

Ms. Bradley discussed the “truth-in-taxation” property tax calculations and tax levy process for water districts and stated that Chapter 49 of the Texas Water Code establishes three main categories for water districts, based on a district’s development status and/or tax rate. She reviewed the definitions for each of the three categories and said the Board must annually determine the District’s category for that tax year and follow the associated notice and levy provisions in the Texas Water Code.

Discussion ensued regarding the District’s development status. After fully considering relevant data, information, and statutory definitions, the Board determined that the District is a Developing District for the 2026 tax year.

Following review and discussion, Director Carden moved to adopt a Resolution Regarding Development Status for 2026 Tax Year establishing the District as a Developing District for the 2026 tax year, pursuant to Section 49.23603, Texas Water Code, and direct that the Resolution be filed appropriately and retained in the District’s official records. Director Feehan seconded the motion, which passed by unanimously.

ADOPT RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

Ms. Bradley presented and reviewed a Resolution Concerning Exemptions from Taxation. She explained that the resolution rejects all exemptions, including a general homestead exemption, an exemption for residents over the age of 65 or disabled.

After review and discussion, Director Patrick moved that the Board adopt the Resolution Concerning Exemptions from Taxation and directed that Resolution be filed appropriately and retained in the District’s official records. Director Carden seconded the motion, which passed unanimously.

ENGINEERING MATTERS

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

Mr. Brown updated the Board regarding construction of Caney Creek Place, water, sewer, and drainage. He stated that the City of Conroe (the “City”) issued its final certification and that residential construction has commenced.

Mr. Brown updated the Board on Mackenzie Creek, Section 4, water, sewer, drainage, and roads. He stated that the City is conducting its final acceptance walk-through of all facilities.

Ms. Secrest updated the Board on the repairs to the tributary at Woods of Conroe. She reported that Stuckey's identified an alternative access route that eliminates the need for an easement from the property owners at 2202 Timberland Country Court. She recommended Rip Rap to fix the washouts and requested Board approval of an amount not to exceed \$13,000.00 to complete all necessary repairs.

Following review and discussion, Director Feehan moved to: (1) approve the engineer's report; and (2) approve costs not to exceed \$13,000.00 to complete repairs to the tributary at Woods of Conroe. Director Patrick seconded the motion, which passed unanimously.

ANNEXATION MATTERS

There was no report under this agenda item.

MAINTENANCE OF DISTRICT DETENTION FACILITIES, AND APPROVE APPROPRIATE ACTION

Ms. Secrest presented and reviewed a proposal for the repair of an outfall located in Mackenzie Creek Section 3, in the amount of \$5,830.81, with an optional slope paving component in the amount of \$9,823.51 to prevent further washout.

Mr. Brown stated that the Mackenzie Creek Homeowners Association (the "HOA") is responsible for all roadside ditch maintenance within Mackenzie Creek. Discussion ensued.

Ms. Secrest then presented and reviewed the first quarter drainage report, a copy of which is attached.

Following review and discussion, the Board concurred to take no action regarding the repair or maintenance of the outfall in Mackenzie Creek Section 3 and requested that the HOA be notified of issue to prevent further erosion.

DEVELOPMENT IN THE DISTRICT

There was no report under this agenda item.

NEXT MEETING DATE

The Board concurred to meet on March 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



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