

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 152A

MINUTES OF MEETING

January 21, 2026

The Board of Directors (the "Board") of Montgomery County Municipal Utility District No. 152A met in regular session, open to the public on January 21, 2026, in accordance with the duly posted notice of meeting. Members of the public were also permitted to attend the meeting by telephone conference. The roll was called of the duly constituted officers and members of the Board, to-wit:

Justin Cox	President
Wesley Hightower	Vice President
Stanton Brown	Secretary
Mary V. Farrell	Assistant Secretary
Peter Selber	Assistant Secretary

and all of said persons were present, thus constituting a quorum.

Also present were Lorenzo Rivera of TPHTL HBL, LLC ("TPHTL"); Toto Ontowiryo of Municipal Accounts & Consulting, L.P. ("MAC"); Robin Goin of BLICO Inc. ("BLICO"); Martin Murdock and Cameron Miller of Quiddity Engineering, LLC ("Quiddity"); James Parker of Pape-Dawson Engineers, LLC ("Pape-Dawson"); Dana Hollingsworth of Municipal District Services, L.L.C. ("MDS"); Greg Lentz of Masterson Advisors LLC ("Masterson"); Robert Garcia of Champions Hydro-Lawn, Inc. ("Champions"); Jake Martinez of Clark Condon Associates, Inc. ("Clark Condon"); Bill Cole, Girish Khetan, Vinoth Sankarapani, Jomy George and Stefani Lamza, residents of the District; and Howard Cohen and Jennifer Spears of Schwartz, Page & Harding, L.L.P. ("SPH").

The meeting was called to order and declared opened for business as might properly come before the Board.

PUBLIC COMMENTS

The Board opened the meeting for public comments. Mr. Cole addressed the Board and presented an email with attachments regarding excessive dust being created by the development in Montgomery County Municipal Utility District No. 152B in the District, a copy of which is attached hereto as **Exhibit A**. Mr. Cole noted that Mr. Rivera addressed the residents' concerns in the Montgomery County Water Control and Improvement District No. 205 meeting, and noted that TPHTL intends to use water trucks to alleviate the excessive dust. The Board thanked Mr. Cole for the information and requested that TPHTL continue to monitor the issue.

## APPROVAL OF MINUTES

The Board reviewed the draft minutes of its meeting held on December 17, 2025. Following discussion of the minutes presented, Director Farrell moved that such minutes of the December 17, 2025, Board of Directors meeting be approved, as written. Director Selber seconded said motion, which unanimously carried.

## BOOKKEEPING REPORT AND QUARTERLY INVESTMENT REPORT

Mr. Ontowiryo then presented to and reviewed with the Board the Bookkeeping Report dated January 21, 2026, a copy of which is attached hereto as **Exhibit B**. He also presented and reviewed with the Board the Quarterly Investment Report for the period ended November 30, 2025 ("Investment Report"), a copy of which is attached to the Bookkeeper's Report. Following review and discussion, Director Cox moved that the (i) Bookkeeping Report be approved and that payment be authorized for the checks presented therein, and (ii) the Investment Report be approved and the District's Investment Officer be authorized to execute same on behalf of the Board and the District. Director Selber seconded the motion, which unanimously carried.

## TAX ASSESSOR - COLLECTOR REPORT

Ms. Goin presented the Tax Assessor - Collector Report dated December 31, 2025, a copy of which is attached hereto as **Exhibit C**. Following review and discussion, Director Cox moved that the Tax Assessor - Collector Report be approved, and that payment be authorized on the checks presented. Director Hightower seconded the motion, which unanimously carried.

## DELINQUENT TAX ATTORNEY REPORT

Mr. Cohen presented to and reviewed with the Board the Delinquent Tax Report, dated January 21, 2026, prepared by Perdue, Brandon, Fielder, Collins & Mott, L.L.P., ("Perdue Brandon") the District's delinquent tax collection attorneys, a copy of which is attached hereto as **Exhibit D**. Mr. Cohen noted that no Board action was necessary in connection with any of the accounts reflected in the report.

## SUBMISSION OF DISTRICT INFORMATION TO TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

Mr. Cohen next reminded the Board that, pursuant to Chapter 403, Government Code, and Chapter 203, Local Government Code, the District is required to submit certain information to the Texas Comptroller of Public Accounts (the "Comptroller") on an annual basis for inclusion in the Special Purpose District Public Information Database. Mr. Cohen then recommended that, McGrath & Co., PLLC, the District's auditor, be authorized to prepare and submit the information on behalf of the District. Following discussion, Director Farrell moved, Director Cox seconded, and it was unanimously carried that McGrath be authorized to prepare the required information and submit same to the Comptroller for inclusion in the Special Purpose District Public Information Database.

RESOLUTION AUTHORIZING AN ADDITIONAL PENALTY ON DELINQUENT PERSONAL PROPERTY TAXES

The Board considered the adoption of a Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes, attached hereto as **Exhibit E**. Mr. Cohen advised the Board that it is authorized, pursuant to Section 33.11 of the Texas Tax Code, as amended, to impose, under certain conditions, an additional penalty not to exceed twenty percent (20%) of the total taxes, penalty and interest due to the District on personal property accounts that become delinquent after February 1<sup>st</sup> of a year and that remain delinquent sixty (60) days after said date, as more fully described in said Resolution. After discussion, it was moved by Director Brown, seconded by Director Selber and unanimously carried, that the Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes be adopted by the Board, and that Perdue Brandon be authorized to proceed with the collection of the District's 2026 delinquent personal property accounts following proper notice as provided in said Resolution, including the filing of lawsuits, as necessary.

RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

Mr. Cohen outlined for the Board the various tax exemptions available for the District, including the exemptions provided for by Article VIII, Section 1-b of the Texas Constitution, and Sections 11.13, 11.184 and 11.142 of the Tax Code, as amended. He advised that the District may provide for the exemption of up to 20% (but not less than \$5,000, if granted) of the market value of residential homestead improvements for the year 2026, and the District may also exempt residential homesteads of persons who are under a disability for purposes of payment of disability insurance benefits under the Federal Old Age, Survivors and Disability Insurance Act, or its successor, or persons sixty-five years of age or older from ad valorem taxes levied by the District during the calendar year 2026, and, if any such exemptions are granted, they must be for not less than \$3,000 of the market value of such homesteads. After further discussion of the matter, Director Brown moved that (i) the District not grant a residential homestead exemption from ad valorem taxes levied by the District during the calendar year 2026, (ii) the District grant an exemption of \$15,000 from ad valorem taxes levied by the District during the calendar year 2026 for persons under a disability or sixty-five years of age or older in the amount, and (iii) the Resolution attached hereto as **Exhibit F** be adopted by the Board and District. Director Cox seconded said motion, which carried unanimously.

DEVELOPER'S REPORT

Mr. Cohen noted no representative from the Developer present.

UTILITY DEVELOPMENT AGREEMENT AND WAIVER AGREEMENT

The Board next considered approval of (i) an Amendment to each of the Utility Development Agreements, and (ii) a Waiver Agreement with TPHTL in connection with the development of the approximately 65 acres annexed by the District at its November 2025 meeting. Mr. Cohen generally reviewed the terms of the Amendments and the Waiver Agreement with the Board. Following discussion, Director Farrell moved that said Amendments and Waiver

Agreement be approved, that the President be authorized to execute same, and that SPH be authorized to acknowledge receipt of the Texas Ethics Commission ("TEC") Forms 1295 presented in connection therewith. Director Cox seconded said motion, which unanimously carried.

### ENGINEERS' REPORT

Mr. Miller presented an Engineer's Report prepared by Quiddity dated January 21, 2026 ("Quiddity Report"), a copy of which is attached hereto as **Exhibit G**, and recommended that the Board accept the conveyance of utility facilities for water, sanitary sewer, and drainage facilities to serve Woodson's Reserve Section 30 by Bay Utilities, LLC.

Mr. Parker next presented an Engineer's Report prepared by Pape-Dawson dated January 21, 2026 ("Pape-Dawson Report"), a copy of which is attached hereto as **Exhibit H**. He noted there were no action items regarding the Pape-Dawson Engineer's Report.

Following review and discussion, it was moved by Director Hightower, seconded by Director Farrell, and unanimously carried that the Quiddity Report and Pape-Dawson Report and all action items listed therein be approved, as recommended by Quiddity and Pape-Dawson, including the acceptance of the conveyance of utility facilities for water, sanitary sewer, and drainage facilities for Woodson's Reserve, Section 30.

### AMENDED AND RESTATED AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES

The Board next considered approval of an Amended and Restated Agreement for Professional Engineering Services between the District and Pape-Dawson Consulting Engineers, LLC ("Pape-Dawson"), attached hereto as **Exhibit I**. Mr. Parker discussed terms of such agreement with the Board. Following discussion, Director Farrell moved that (i) the Amended and Restated Agreement for Professional Engineering Services between the District and Pape-Dawson be approved, and that the President be authorized to execute same on behalf of the Board and the District, and (ii) SPH be authorized to accept and acknowledge the associated TEC Form 1295. Director Cox seconded the motion, which unanimously carried.

### FINANCIAL ADVISOR REPORT

The Board next discussed the issuance of the District's proposed Unlimited Tax Bonds, Series 2026 ("Series 2026 Bonds"). Mr. Cohen advised that the District's consultants are working on the Summary of Costs and Bond Application Report and requested that the Board defer action on these agenda items until the next Board meeting. The Board concurred with Mr. Cohen's recommendation. Mr. Cohen next requested that the Board ratify the action taken last month in connection with the approval of the Resolution Requesting Appraisal of District Property. Following discussion, Director Selber moved to ratify the Board's prior approval of the Resolution Requesting Appraisal of District Property. Director Cox seconded said motion, which unanimously carried.

## LANDSCAPE ARCHITECT'S REPORT

Mr. Martinez next presented the Landscape Architect Report prepared by Clark Condon, dated as of January 21, 2026 ("Clark Condon Report"), a copy of which is attached hereto as **Exhibit J**, including the pay applications and change orders listed therein. Following review of same, Director Farrell moved to (i) approve the Clark Condon Report as presented, (ii) authorize payment and approval of the pay applications and change orders listed therein. Director Cox seconded the motion, which unanimously carried.

## OPERATOR'S REPORT

Ms. Hollingsworth presented an Operations Report prepared by MDS, a copy of which is attached hereto as **Exhibit K**. Following discussion, Director Selber moved to approve the Operations Report, as presented, and authorized MDS to defer termination of water service to delinquent accounts in accordance with the District's Rate Order, during any period covered by an extreme weather emergency in the approaching freeze event. Director Cox seconded the motion, which unanimously carried.

## OFF CINCO REPORT

Mr. Cohen noted that no representative from Off Cinco was present at the meeting. He advised the Board that Off Cinco will distribute a link to the Board of Directors for review and approval of the District website before it is launched.

## RENEWAL OF INSURANCE COVERAGES

Mr. Cohen advised the Board that the District's current insurance policies placed through McDonald Wessendorf will expire March 31, 2026. He further advised that the Board may solicit proposals from additional brokerages or request a renewal proposal from McDonald Wessendorf. Following discussion, Director Selber moved that SPH be authorized to obtain a renewal proposal from the District's current insurance broker, McDonald Wessendorf, for the Board's consideration at next month's Board meeting. Director Cox seconded the motion, which carried unanimously.

## CHAMPIONS HYDRO-LAWN REPORT

Mr. Garcia presented to and reviewed with the Board a Detention and Drainage Facilities Report dated January 2026, a copy of which is attached hereto as **Exhibit L**. Mr. Garcia noted there were no action items this month.

## LAKE MANAGEMENT SERVICES REPORT

Mr. Cohen presented the monthly report from Lake Management Services, a copy of which is attached hereto as **Exhibit M**. Mr. Cohen noted there were no action items this month.

## ATTORNEY'S REPORT

Mr. Cohen advised that he had nothing of a legal nature to report that was not previously covered under another agenda item.

## MATTERS RELATED TO MAY 2, 2026 DIRECTORS ELECTION

Mr. Cohen reported on issues related to the District's Directors Election (the "Election") to be held on May 2, 2026. In connection therewith, Mr. Cohen presented to and discussed with the Board a memorandum prepared by SPH, a copy of which is attached hereto as **Exhibit N**, regarding participation in the joint election with Montgomery County (the "County"). In connection therewith, Mr. Cohen advised that the County will administer the Election if the District participates in the County's joint election. Following discussion, it was moved by Director Farrell, seconded by Director Cox and unanimously carried that SPH be authorized to notify the County of the District's intent to participate in the joint Election.

## SUPPLEMENTAL AGENDA

The Board next considered calling the Election in accordance with the requirements of the Texas Water Code. In connection therewith, Mr. Cohen presented the Order Calling Directors Election (the "Order") attached hereto as **Exhibit O** calling the Election to be held on May 2, 2026. It was noted that the terms of office of Directors Cox and Hightower expire in May of this year. In reviewing the Order with the Board, Mr. Cohen advised that the Order provides for the conduct of the Election by the County, jointly with elections of other political subdivision, using County election officials, voting equipment, and polling locations at a shared expense. He advised that, although the County will conduct the Election, the Texas Water Code and the Texas Election Code authorize the Board to designate an agent to perform certain duties in connection with the Election, and that the Order named Jennifer Spears as such agent (the "Election Agent"). Mr. Cohen further advised the Board that notice of the Election must be given in accordance with the requirements of the Texas Election Code. Mr. Cohen advised the Board that notice of the Election could be given by one or more of the following methods: (i) publishing the notice in a newspaper published in the territory of the District or of general circulation in the District at least ten (10) days before the election, but not more than thirty (30) days before the election; (ii) posting the notice at a public place in each County election precinct that overlaps the District at least twenty-one (21) days before the election; or (iii) mailing the notice to each registered voter in the District at least ten (10) days before the Election. He further advised that, in addition to the above, notice must be posted on the District's website at least twenty-one (21) days before the Election. Following discussion of the options, the Board concurred that notice of the Election be given by posting same at a public place in each County election precinct that overlaps the District and on the District's website. After discussion on the matter, Director Farrell moved that said Order be passed and adopted, that the President and Secretary be authorized to execute the Order, and that the Election Agent be authorized and directed to make necessary arrangements for the Election in accordance with the Order. Director Cox seconded said motion, which unanimously carried. Mr. Cohen advised the Board that if each candidate whose name is to appear on the ballot is unopposed as of 5:00 p.m. on February 20, 2026, the Board may thereafter cancel the Election in accordance with the Texas Election Code.

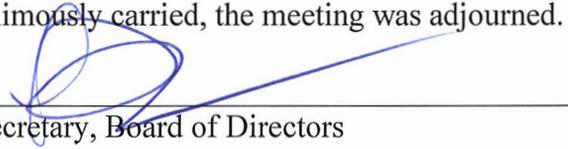
FUTURE AGENDA

The Board noted it had no items to be added to future agendas that were not already discussed.

ADJOURNMENT

There being no further business to come before the Board, on motion made by Director Brown, seconded by Director Hightower, and unanimously carried, the meeting was adjourned.



  
Secretary, Board of Directors

List of Attachments to  
Montgomery County Municipal Utility District No. 152A  
Minutes of Meeting of January 21, 2026

- Exhibit A Email with attachments from residents
- Exhibit B Bookkeeping Report
- Exhibit C Tax Assessor - Collector's Report
- Exhibit D Delinquent Tax Attorney's Report
- Exhibit E Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes
- Exhibit F Resolution Concerning Exemptions from Taxation
- Exhibit G Quiddity Engineering Report
- Exhibit H Pape-Dawson Engineers Report
- Exhibit I Amended and Restated Agreement for Professional Engineering Services
- Exhibit J Clark Condon Report
- Exhibit K Operations Report
- Exhibit L Champions Hydro-Lawn Report
- Exhibit M Lake Management Services Report
- Exhibit N Memorandum regarding Joint Elections with Montgomery County
- Exhibit O Order Calling Directors Election