

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 152A

MINUTES OF MEETING

February 18, 2026

The Board of Directors (the "Board") of Montgomery County Municipal Utility District No. 152A met in regular session, open to the public on February 18, 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, except for Directors Cox and Hightower, 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"); Erin Larimore of Clark Condon Associates, Inc. ("Clark Condon"); Linda Castro of Off Cinco ("Off Cinco"); Bill Cole, Vinoth Sankarapani, and Jomy George, residents of the District; Oluwagomi Ige and Abiola Tobun, members of the public; and Diana Miller and Jennifer Spears of Schwartz, Page & Harding, L.L.P. ("SPH").

As a first order of business, it was noted that both Directors Cox and Hightower were absent, and a President Pro Tempore should be appointed for the meeting. After discussion, Director Selber moved that Director Brown be appointed President Pro Tempore. Director Farrell seconded said motion, which unanimously carried.

PUBLIC COMMENTS

The Board opened the meeting for public comments. Mr. Cole addressed the Board and presented an email with photos regarding parking issues at the Antler Run Park, a copy of which is attached hereto as **Exhibit A**. He also inquired with the Board regarding the Phase Two Park design and contract approval.

APPROVAL OF MINUTES

The Board reviewed the draft minutes of its meeting held on January 21, 2026. Following discussion of the minutes presented, Director Brown moved that such minutes of the January 21,

2026, Board of Directors meeting be approved, as written. Director Selber seconded said motion, which unanimously carried.

BOOKKEEPING REPORT

Mr. Ontowiryo then presented to and reviewed with the Board the Bookkeeping Report dated February 18, 2026, a copy of which is attached hereto as **Exhibit B**. Following review and discussion, Director Farrell moved that the Bookkeeping Report be approved and that payment be authorized for the checks presented therein. Director Brown seconded the motion, which unanimously carried.

TAX ASSESSOR - COLLECTOR REPORT

Ms. Goin presented the Tax Assessor - Collector Report dated January 31, 2026, a copy of which is attached hereto as **Exhibit C**. Following review and discussion, Director Brown moved that the Tax Assessor - Collector Report be approved, and that payment be authorized on the checks presented. Director Farrell seconded the motion, which unanimously carried.

DELINQUENT TAX ATTORNEY REPORT

Ms. Miller advised the Board that the District did not receive a Delinquent Tax Report this month from the District's delinquent tax collections attorneys, Perdue, Brandon, Fielder, Collins & Mott, L.L.P. ("PBFCM"). Ms. Miller then reminded the Board that PBFCM provides written reports on a quarterly basis and stated the next report is expected April 2026.

DEVELOPER'S REPORT

Mr. Rivera reported on the status of development within the District and provided an update with respect to the status of construction of parks and amenity center within the District.

ENGINEERS' REPORT

Mr. Miller presented an Engineer's Report prepared by Quiddity dated February 18, 2026, ("Quiddity Report"), a copy of which is attached hereto as **Exhibit D**, and requested authorization to (i) award the contract for the Clearing and Grubbing in Woodson's Reserve, Section 47, Townsen Boulevard, Drainage Channel, Townsen Center and Shallow Creek Drive, to S & J Excavation, LLC and (ii) design a project for Water, Sanitary Sewer, Drainage and Paving Facilities to serve Townsen Center and Shallow Creek Drive.

Mr. Parker next presented an Engineer's Report prepared by Pape-Dawson dated February 18, 2026 ("Pape-Dawson Report"), a copy of which is attached hereto as **Exhibit E**. He noted there were no action items regarding the Pape-Dawson Engineer's Report.

Following review and discussion, it was moved by Director Selber, 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.

FINANCIAL ADVISOR REPORT

The Board next considered the status of the District's proposed \$22,000,000 Unlimited Tax Bonds, Series 2026, including adoption of an Order Authorizing Application to the Texas Commission on Environmental Quality ("TCEQ") for Approval of Project and Bonds and for Use of Surplus Funds and Interest Earned on Construction Funds ("Order"), attached hereto as **Exhibit F**. Mr. Lentz then discussed the issuance of the District's third series of water, sewer and drainage bonds in the proposed amount of \$22,000,000 (the "Bonds") and reviewed with the Board a draft Summary of Costs prepared by Quiddity, a copy of which is attached hereto as **Exhibit G**. After discussion of the matter, Director Brown moved that the Board (i) approve the Summary of Costs as presented, (ii) authorize Quiddity to prepare a bond application report for the Bonds, and (iii) adopt the Order authorizing the filing of the Bond Application Report with the TCEQ. Director Farrell seconded the motion, which unanimously carried.

LANDSCAPE ARCHITECT'S REPORT

Ms. Larimore next presented the Landscape Architect Report prepared by Clark Condon, dated as of February 18, 2026 ("Clark Condon Report"), a copy of which is attached hereto as **Exhibit H**, including the pay applications and change orders listed therein. A discussion then ensued regarding the Antler Run Park, Phase 2 project, including the design elements thereof. Following review of the Clark Condon Report, Director Brown moved to (i) approve the Clark Condon Report as presented, (ii) authorize payment and approval of the pay applications and change orders listed therein, and (iii) approve the recommendation of award to DL Meacham for the Antler Run Park, Phase 2 contract. Director Farrell 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 I**. Following discussion, Director Selber moved to approve the Operations Report, as presented, and authorized MDS to terminate water service to delinquent accounts in accordance with the District's Rate Order. Director Farrell seconded the motion, which unanimously carried.

AUTHORIZE MDS TO PREPARE THE DISTRICT'S CONSUMER CONFIDENCE REPORT FOR APPROVAL

The Board next discussed Consumer Confidence Report ("CCR") regulations promulgated by the United States Environmental Protection Agency and the Texas Commission on Environmental Quality. Ms. Miller explained that, pursuant to such CCR regulations, the District is required (i) to provide various information regarding the District's water supply to any district which received water from the District during the prior calendar year by April 1, 2026, and (ii) to prepare and provide a copy of the District's CCR to all District customers by July 1, 2026. After discussion on the matter, it was moved by Director Brown seconded by Director Farrell and

unanimously carried, that MDS be authorized and directed to prepare a draft of the District's CCR for the Board's approval.

USOURCE ENERGY REGARDING ELECTRICITY RATES FOR DISTRICT FACILITIES.

Ms. Miller informed the Board that Mr. Oakley of USource Energy was unable to attend the meeting and requested to be added to the next agenda. The Board concurred to defer consideration of the USource presentation until its next meeting.

OFF CINCO REPORT

Ms. Castro provided a preview of the District's website to which the Board provided feedback revisions. Ms. Castro advised Off Cinco would revise the website per the Board's directives and requested approval from the Board. Following discussion, Director Brown moved to authorize Off Cinco to activate the website. Director Selber seconded the motion, which unanimously carried.

CHAMPIONS HYDRO-LAWN REPORT

Mr. Garcia presented to and reviewed with the Board a Detention and Drainage Facilities Report dated February 2026, a copy of which is attached hereto as **Exhibit J**. Mr. Garcia presented a proposal for the monthly maintenance schedule for the Hazelbrook Lane Fill Slope for a total annual cost of \$7,407.50. A copy of such proposal thus approved is included hereto in **Exhibit J**. Following discussion, Director Farrell moved to approve the proposal from Champions as discussed, and authorize SPH to acknowledge receipt of the Texas Ethics Commission ("TEC") Form 1295 provided with same. Director Brown seconded the motion, which unanimously carried.

LAKE MANAGEMENT SERVICES REPORT

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

RENEWAL OF INSURANCE COVERAGES

The Board next considered the renewal of the District's various insurance coverages set to expire March 31, 2026. In that regard, the Board discussed the proposal received from the District's current insurance provider McDonald & Wessendorff Insurance, a copy of which is attached hereto as **Exhibit L**. After discussion, Director Farrell moved that the proposal from McDonald & Wessendorff Insurance be accepted, and that the President Pro Tempore be authorized to execute the accepted proposal on behalf of the Board and the District. Director Selber seconded the motion, which carried unanimously.

ANNUAL MAINTENANCE FOR ARBITRAGE ANALYSIS REPORT

Ms. Miller presented to and reviewed with the Board the Annual Maintenance for Arbitrage Analysis Report prepared by Municipal Risk Management Group, L.L.C. ("MRMG") (the "Arbitrage Analysis Report"), dated February 4, 2026, in connection with the District's outstanding

bonds. A copy of the Arbitrage Analysis Report is attached hereto as **Exhibit M**. Following discussion, it was moved by Director Farrell, seconded by Director Brown and unanimously carried, to accept the Arbitrage Analysis Report as presented.

ORDER ESTABLISHING MEETING PLACE INSIDE THE DISTRICT

The Board next considered establishing a meeting place inside the boundaries of the District. In connection therewith, Ms. Miller presented an Order Establishing Meeting Place Inside the District designating 31490 Townsen Boulevard, Spring, Texas 77386, as a District public meeting place for the Board and interested members of the public. A copy of said Order is attached hereto as **Exhibit N**. After discussion, Director Selber moved to adopt the Order designating 31490 Townsen Boulevard, Spring, Texas 77386, as a District public meeting place for the Board and interested members of the public. Director Farrell seconded the motion, which carried unanimously.

ATTORNEY'S REPORT

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

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 Farrell, and unanimously carried, the meeting was adjourned.





Assistant Secretary, Board of Directors

List of Attachments to
Montgomery County Municipal Utility District No. 152A
Minutes of Meeting of February 18, 2026

- Exhibit A Email with attachments from residents
- Exhibit B Bookkeeping Report
- Exhibit C Tax Assessor - Collector's Report
- Exhibit D Quiddity Engineering Report
- Exhibit E Pape-Dawson Engineers Report
- Exhibit F Order Authorizing Application to the Texas Commission on Environmental Quality for Approval of Project and Bonds and for Use of Surplus Funds and Interest Earned on Construction Funds
- Exhibit G Summary of Costs
- Exhibit H Clark Condon Report
- Exhibit I Operations Report
- Exhibit J Champions Hydro-Lawn Report
- Exhibit K Lake Management Services Report
- Exhibit L Insurance Proposal from McDonald & Wessendorff for 2026 - 2027 Term
- Exhibit M Arbitrage Analysis Report
- Exhibit N Order Establishing Meeting Place Inside the District