

MONTGOMERY COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 205

MINUTES OF MEETING OF BOARD OF DIRECTORS

February 18, 2026

The Board of Directors (the "Board") of Montgomery County Water Control and Improvement District No. 205 (the "District") met in regular session, open to the public, on February 18, 2026, in accordance with the duly posted Notice of Public 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:

Erica Sinner, President
Alene Frey, Vice President
Chad P. Collins, Secretary
Dana Neuneker, Assistant Secretary
Elaine Balagia, Assistant Secretary

and all of said persons were present, except for Director Collins, thus constituting a quorum.

Also present were 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"); Robert Garcia of Champions Hydro-Lawn, Inc. ("Champions"); Jeff Dunn of Berg Oliver; Lorenzo Rivera of TPHTL HBL, LLC ("TPHTL"); Linda Castro of Off Cinco; Vinoth Sankarapani, Bill Cole, Girish Khetan, and Jomy George, residents of the District; and Diana Miller and Kris Eddlemon 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.

Greg Lentz of Masterson Advisors, LLC ("Masterson") entered the meeting later as noted below.

PUBLIC COMMENTS

The Board opened the meeting for public comments. Mr. Cole addressed the Board regarding holding Board meetings within or nearer to the District and suggested that the Board consider meeting near the District in the future.

APPROVAL OF MINUTES

The Board considered approval of the draft minutes of the meeting of the Board of Directors held on January 21, 2026. After review and discussion of the minutes presented, Director Sinner moved that such minutes be approved, as written. Director Neuneker seconded said motion, which carried unanimously.

BOOKKEEPING REPORT

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

Mr. Lentz entered the meeting at this time.

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 B**. Following review and discussion, Director Sinner moved that the Tax Assessor - Collector Report be approved, and that payment be authorized on the checks presented. Director Neuneker seconded the motion, which unanimously carried.

DELINQUENT TAX 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 and 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 would be presented in April 2026.

ADOPTION OF RESOLUTION CONCERNING DEVELOPED DISTRICT STATUS FOR 2026 TAX YEAR

Ms. Miller next advised the Board that the procedures involved in setting the District's tax rate each year will depend, in part, upon whether the District is determined to be a "Developed District" under Texas Water Code Section 49.23602. Ms. Miller then reviewed with the Board a worksheet completed by Quiddity to assist the Board in making this determination, along with a Resolution Concerning Developed District Status for 2026 Tax Year, attached hereto as **Exhibit C**. She advised the Board that pursuant to said worksheet the District will not be considered a "Developed District." Following discussion, upon motion made by Director Sinner, seconded by Director Neuneker and unanimously carried, the Board determined that the District shall be not be considered a Developed District for the 2026 Tax Year and adopted the attached Resolution.

DEVELOPER'S REPORT

Mr. Rivera provided the Board with an update concerning development within the District.

ENGINEER'S REPORT

Mr. Miller presented an Engineer's Report prepared by Quiddity dated February 18, 2026, a copy of which is attached hereto as **Exhibit D**. The Board noted that no action was required regarding same.

PREVAILING WAGE RATE RESOLUTION

The Board next considered adoption of a Resolution Adopting Wage Rate Scale for Construction Projects. In that regard, Ms. Miller reported that Quiddity recommends that the District adopt the revised United States Department of Labor ("DOL") wage rate scales for construction projects for Montgomery County, Texas, as permitted under Section 2258.022 of the Government Code. Following discussion, Director Sinner moved that the new DOL wage rate scales for Montgomery County, Texas, be adopted as the prevailing wage rate scale for construction projects of the District, and that the Resolution Adopting Prevailing Wage Rate Scale for Construction Projects attached hereto as **Exhibit E** be adopted by the Board. Director Neuneker seconded said motion, which unanimously carried.

STATUS OF DISTRICT'S PROPOSED \$5,125,000 UNLIMITED TAX BONDS, SERIES 2026

The Board next considered the status of the District's proposed \$5,125,000 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**. Following discussion, Director Sinner moved that the Board adopt the Order and that the President and Assistant Secretary be authorized to execute same on behalf of the Board and the District. Director Neuneker seconded the motion, which unanimously carried.

CHAMPIONS HYDRO-LAWN REPORT

Mr. Garcia presented a Detention and Drainage Facilities Report for February 2026, as well as a proposal for slope maintenance, copies of which are attached hereto as **Exhibit G**. It was noted that maintenance of the slope is included in the budget for Montgomery County Municipal Utility District No. 152A. The Board noted that no action was required with regard to the report.

BERG OLIVER MAINTENANCE REPORT

Mr. Dunn addressed the Board on behalf of Berg Oliver and discussed a proposal for land management services for maintenance of Woodsons Gully and Black Slough, a copy of which is attached here to as **Exhibit H**. Following discussion, Director Sinner moved that the Board approve the proposal provided by Berg Oliver. Director Neuneker seconded the motion, which unanimously carried.

OFF CINCO REPORT

Ms. Castro addressed the Board on behalf of Off Cinco and provided a preview of the District's website. Following discussion, the Board concurred that Off Cinco be authorized to go live with the website.

ORDER ESTABLISHING MEETING PLACE INSIDE THE DISTRICT

The Board next considered establishing a meeting place inside the boundaries of the District. After discussion, Director Sinner moved to designate 31490 Townsen Boulevard, Spring,

Texas 77386 as a District public meeting place for the Board and interested members of the public, and that the Order Establishing Meeting Place Inside the District attached hereto as **Exhibit I** be adopted. Director Neuneker seconded the motion, which carried unanimously.

RENEWAL OF DISTRICT INSURANCE POLICIES

The Board next considered the renewal of the District's insurance policies, including those for General Liability and Directors and Officers Liability, as well as the Director Schedule Bond and the Public Employee Blanket Bond, which expire March 31, 2026. In that regard, the Board discussed the renewal proposal received from the District's current insurance broker, McDonald & Wessendorff Insurance ("M&W"). Ms. Miller reported to the Board that M&W has filed a Texas Ethics Commission ("TEC") Form 1295 with the TEC and has provided the District with a copy of said form. Following discussion, Director Sinner moved that (i) the proposal of M&W be accepted and that the President be authorized to execute same on behalf of the Board and the District, and (ii) the District accept M&W's TEC Form 1295 and authorize SPH to acknowledge the District's receipt of same with the TEC. Director Neuneker seconded said motion, which unanimously carried. A copy of the accepted proposal from M&W is attached hereto as **Exhibit J**.

ATTORNEY'S REPORT

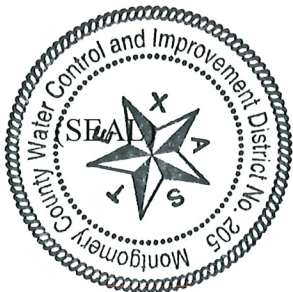
The Board next considered the Attorney's Report. In connection therewith, Ms. Miller advised that, relative to the 2026 Directors Election, four (4) persons filed applications for a place on the ballot, including incumbent Directors Balagia and Collins, and that only two (2) positions are available. She then advised that Directors Balagia and Collins have withdrawn their applications and, therefore, Stefani Lamza and Jomy George, will fill Director Balagia and Director Collins' positions following the expiration of their current terms in May 2026.

FUTURE AGENDA ITEMS

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 Sinner, seconded by Director Neuneker and unanimously carried, the meeting was adjourned.



Dea Neuneker
Asst. Secretary, Board of Directors

List of Attachments to
Montgomery County Water Control and Improvement District No. 205
Minutes of Meeting of February 18, 2026

- Exhibit A Bookkeeping Report dated February 18, 2026
- Exhibit B Tax Assessor - Collector's Report
- Exhibit C Resolution Concerning Developed District Status for the 2026 Tax Year
- Exhibit D Engineer's Report
- Exhibit E Resolution Adopting Prevailing Wage Rate Scale for Construction Projects
- 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 Champions Hydro-Lawn Detention and Drainage Facilities Report
- Exhibit H Berg Oliver Proposal
- Exhibit I Order Establishing Meeting Place Inside the District
- Exhibit J Accepted Proposals for Renewal of Insurance