

MONTGOMERY COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 205

MINUTES OF MEETING OF BOARD OF DIRECTORS

March 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 March 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 Directors Sinner and 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"); Lorenzo Rivera of TPHTL HBL, LLC ("TPHTL"); Rick Garza of TexaClean Services, LLC ("TexaClean"); Bill Cole, Girish Khetan, and Stefani Lamza, 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.

Jomy George, resident of the District, entered the meeting later as noted below.

PUBLIC COMMENTS

The Board opened the meeting for public comments. There were no comments from the public at this time.

APPROVAL OF MINUTES

The Board considered approval of the draft minutes of the meeting of the Board of Directors held on February 18, 2026. After review and discussion of the minutes presented, Director Neuneker moved that such minutes be approved, as written. Director Balagia seconded said motion, which carried unanimously.

## BOOKKEEPING REPORT

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

Mr. George entered the meeting at this time.

## UNCLAIMED PROPERTY REPORT

As the next order of business, the Board considered authorizing the District's consultants to research the District's accounts for unclaimed property and authorize MA&C and/or BLICO to prepare Unclaimed Property Reports as of March 1, 2026, as and if required by law. After discussion on the matter, Director Neuneker moved that the District's consultants be authorized to research the District's accounts to determine the necessity of preparing an Unclaimed Property Report, and, if such report is necessary, that the District's Bookkeeper and Tax Assessor/Collector be authorized to file said report(s) with the State Comptroller prior to July 1, 2026. Director Balagia seconded said motion, which unanimously carried.

## TAX ASSESSOR - COLLECTOR REPORT

Ms. Goin presented the Tax Assessor - Collector Report dated February 28, 2026, a copy of which is attached hereto as **Exhibit B**. Following review and discussion, Director Balagia 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 reminded the Board that PBFCM provides written reports on a quarterly basis and stated the next report would be presented in April 2026.

## DEVELOPER'S REPORT

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

## ENGINEER'S REPORT

Mr. Murdock advised that Quiddity had nothing new to report to the Board at this time.

## 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. In that regard, Ms. Miller advised that the Bond Application Report (the

"Report") was declared administratively complete by the Texas Commission on Environmental Quality ("TCEQ") on March 12, 2026, and that the Report is currently under review by the TCEQ.

#### TEXACLEAN REPORT

Mr. Garza next presented a maintenance report dated March 18, 2026 prepared by TexaClean for the Outfall Channel, Phase Two and Phase Three, a copy of which is attached hereto as **Exhibit C**. The Board noted that no action was required regarding same.

#### CHAMPIONS HYDRO-LAWN REPORT

Mr. Garcia presented a Detention and Drainage Facilities Report for March 2026, as well as a proposal for slope rehabilitation in Section 23 for a total of \$18,540.00, copies of which are attached hereto as **Exhibit D**. Following discussion, Director Neuneker moved that the Board approve the proposal for slope rehabilitation, as presented. Director Balagia seconded the motion, which unanimously carried.

#### BERG OLIVER MAINTENANCE REPORT

Ms. Miller noted that no representative of Berg Oliver was present, and no report was provided this month.

#### OFF CINCO REPORT

Ms. Miller noted that no representative of Off Cinco was present, and no report was provided this month. She advised that the District's website is now live.

#### ORDER ESTABLISHING MEETING PLACE OUTSIDE THE DISTRICT

The Board next considered the adoption of an Order Establishing Meeting Place Outside the District (the "Order"), located at 4125 Waterbend Cove, Spring, Texas 77386, attached hereto as **Exhibit E**. After consideration of the matter, it was moved by Director Balagia, seconded by Director Neuneker, and unanimously carried that said Order be passed and adopted. The Secretary was directed to execute and the attorney to publish notice of designation of such office and meeting place outside the boundaries of the District, and to file a copy of the Order with the TCEQ.

#### SUPPLEMENTAL AGENDA

The Board considered cancellation of the Directors Election called for May 2, 2026. Ms. Miller advised that, in accordance with Subchapter C, Chapter 2 of the Texas Election Code, the District may cancel the Directors Election if each candidate whose name is to appear on the ballot and/or has registered as a write-in candidate is unopposed as of 5:00 p.m. on February 20, 2026. In such case, the Board may declare the unopposed candidates to be elected. In that regard, there was presented to the Board a certificate of the Secretary declaring all candidates unopposed. Ms. Miller then presented and reviewed the Order Declaring Candidates Elected, attached hereto as **Exhibit F**. After discussion, Director Neuneker moved that the Order Declaring Candidates

Elected be adopted by the Board declaring Stefani Lamza and Jomy George elected Directors of the District, each to serve a term of four years or until a successor is duly elected or appointed, that the President or Vice President be authorized to execute and the Secretary or Assistant Secretary to attest same on behalf of the Board and the District, and that the Directors Election called for May 2, 2026, be cancelled. Director Balagia seconded said motion, which unanimously carried.

ATTORNEY'S REPORT

Ms. Miller noted that she had nothing of a legal nature to report that was not covered under another agenda item.

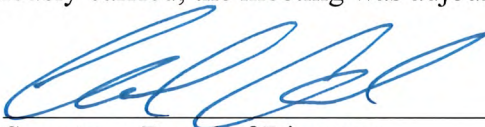
FUTURE AGENDA ITEMS

The Board considered matters for placement on future agendas and requested that an item be included on the April agenda to consider joining the Association of Water Board Directors.

ADJOURNMENT

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



  
Secretary, Board of Directors

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

- Exhibit A Bookkeeping Report dated March 18, 2026
- Exhibit B Tax Assessor - Collector's Report
- Exhibit C TexaClean Report
- Exhibit D Champions Hydro-Lawn Detention and Drainage Facilities Report
- Exhibit E Order Establishing Meeting Place Outside the District
- Exhibit F Order Declaring Candidates Elected