

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 157

Minutes of Meeting of Board of Directors

February 17, 2026

The Board of Directors (“Board”) of Harris County Municipal Utility District No. 157 (“District”) met at 2727 Allen Parkway, Suite 1100, Houston, Harris County, Texas, on February 17, 2026 in accordance with the duly posted notice of the meeting, with a quorum of directors present as follows:

Leonard Spearman, President
Perla I. Flores, Vice President
Betty Niblett, Secretary

and the following absent:

Jason Valenzuela, Director.

Also present were Mr. Jorge Diaz of McLennan & Associates, LP; Mr. Lee Crenshaw of Municipal District Services; Ms. Brenda McLaughlin of Bob Leared Interests; Ms. Keli Schroeder of BGE, Inc.; Ms. Marie Newsome of Storm Water Solutions; and Mr. James D. Bonham, attorney for the District.

The President called the meeting to order and declared it open for such business as might properly come before the Board.

1. The Board reviewed the minutes of the meeting of January 20, 2026, and upon unanimous vote, the minutes were accepted and approved.

2. Mr. Jorge Diaz presented the bookkeeper’s report reflecting activity in all accounts including the wastewater treatment plant account. The Board considered invoices presented by the bookkeeper and a schedule of District investments. The Board also reviewed the comparison of actual versus budgeted revenues and expenditures for the general fund and wastewater treatment plant account for the fiscal year ending December 31, 2026. After review and discussion, upon unanimous vote, the Board approved the bookkeeper’s report and the checks listed thereon.

3. Ms. Brenda McLaughlin presented the tax assessor/collector’s report reflecting the District’s 2025 taxes to be 91.7% collected. The Board reviewed activity in the tax account and a schedule of delinquent taxes. Upon motion duly made, seconded, and unanimously carried, the Board approved the tax assessor/collector’s report and the checks drawn on the tax account.

4. The Board then considered the attached Order confirming engagement of a delinquent tax attorney and levying an additional 20% penalty on 2025 taxes which remain delinquent on July 1, 2026 for real property and April 1, 2026 for personal property. After

review and discussion, the Board engaged the delinquent tax attorney and adopted the attached Order levying the penalty.

5. Mr. Lee Crenshaw presented the operator's report reflecting the total connections in the District to be 4,370. The Board reviewed the regulatory information in the report and the water production and consumption data reflecting 105% of the water pumped during the previous month had been accounted for. The operator reported on the operation of the water plants and the wastewater treatment plant and reviewed with the Board the required repairs and maintenance to the District's facilities. The operator reported on two waste discharge permit violations both of which resulted in notice of violations from the Texas Commission on Environmental Quality. The Board considered the impact of the violation notices. The Board also reviewed the billing and collections data which appear in the report. After discussion, upon unanimous vote, the Board approved the operator's report including all action items and authorized termination of service to all customers with delinquent accounts in accordance with the District's Rate Order. The Board also authorized a series of delinquent accounts to be written off as uncollectable.

6. The attorney for the District then discussed with the Board the Federal Trade Commission requirements for adoption of an Identity Theft Prevention Program. The Board confirmed with the District's operator that the program is in place and is not in need of amendment, and upon unanimous vote, the Board adopted the attached Resolution affirming the District's Identity Theft Prevention Program.

7. The Board then reviewed correspondence from Best Trash advising that the consumer price index adjustment is taking place. The Board discussed certain issues with Mr. Ken Farrar and acknowledged adjustment of the solid waste collection fee.

8. Ms. Keli Schroeder presented the engineer's report. The Board reviewed each item in the report and authorized the engineer to prepare a bond application to allow completion of various items in the capital improvement plan. It was agreed to review the proposed bond application with the District's financial advisor at the next Board meeting. After discussion by the Board, upon unanimous vote, the Board approved the engineer's report.

9. Ms. Marie Newsome of Storm Water Solutions then presented a report on the maintenance of all properties cared for by Storm Water Solutions. The Board approved proposals for installation of a 15-foot chain link double swing gate, improvements at the Hessed No. 5 detention pond, and cleanout of the SWST at the Barker Village Section 2 OGT. After discussion, the Board approved the Storm Water Solutions report.

There being no further business to come before the Board, the meeting was adjourned.


Secretary

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 157

NOTICE OF PUBLIC MEETING

Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **2727 Allen Parkway, Suite 1100, Houston, Texas 77019.**

The meeting will be held at **12:00 p.m. on Tuesday, February 17, 2026.**

The subject of the meeting is to receive public comment on, consider and act on the following:

1. Minutes of Board of Directors Meeting(s)
2. Bookkeeper's Report; Checks and Invoices; Investment of District Funds; Investment Policy; Depository Pledge Agreement(s)
3. Tax Assessor/Collector's Report; Invoices and Checks; Delinquent Tax Collections; Investment of District Funds; Tax Rate; Tax Exemptions
4. Order Levying Additional Penalty for Delinquent Taxes
5. Operator's Report; Operation, Maintenance, and Repair of District Facilities; Water Quality Report; Waste Discharge Permit; Customer Appeals; Rate Order; Termination of Service on Delinquent Accounts
6. Resolution Affirming Identity Theft Prevention Program
7. Engineer's Report; Design of Facilities; Advertisement for Bids; Construction Contract(s), Pay Estimate(s), and Change Order(s); Utility Commitments; Annexation of Land; Permit Matters; Proposal(s)
8. Best Trash Contract
9. Storm Water Management Report
10. Annual Report to Texas Comptroller per Senate Bill 625
11. Other Matters: Order Appointing Director; Travel and Reimbursement Policy; Insurance; Consultant Contracts; Solid Waste Collection Contract; Contract for Electric Power; Arbitrage Compliance; Engage Auditor; Audit Report; Application to Texas Commission on Environmental Quality; Drought Contingency Plan; Water Conservation Plan; Continuing Disclosure; Issuance of Bonds; Elections; Contract for Law Enforcement Services
12. Pending Business



A handwritten signature in black ink, appearing to read "James D. Bonham".

James D. Bonham, Attorney for the District