

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 152A

MINUTES OF MEETING

March 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 March 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 Brown and Farrell, 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"); Julie Peak of Masterson Advisors LLC ("Masterson"); Robert Garcia of Champions Hydro-Lawn, Inc. ("Champions"); Erin Larimore of Clark Condon Associates, Inc. ("Clark Condon"); Joshua Stone of USource Electricity; Bill Cole, Girish Khetan, and Jomy George, residents of the District; and Diana Miller 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 a handout of an online discussion regarding parking solutions at the Antler Run Park, a copy of which is attached hereto as **Exhibit A**. Director Selber noted that the Board has concurred with the Developer's suggestion that "No Parking" signs be installed along the park side of Antler Run Drive.

APPROVAL OF MINUTES

The Board reviewed the draft minutes of its meeting held on February 18, 2026. Following discussion of the minutes presented, Director Cox moved that such minutes of the

February 18, 2026, Board of Directors meeting be approved, as written. Director Hightower seconded said motion, which unanimously carried.

BOOKKEEPING REPORT

Mr. Ontowiryoyo then presented to and reviewed with the Board the Bookkeeping Report dated March 18, 2026, a copy of which is attached hereto as **Exhibit B**. Following review and discussion, Director Selber moved that the Bookkeeping Report be approved and that payment be authorized for the checks presented therein. Director Cox seconded the 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 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.

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, 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, a copy of which is attached hereto as **Exhibit D**. She advised the Board that pursuant to said worksheet the District is a "Developing District". Following discussion, upon motion made by Director Selber, seconded by Director Hightower and unanimously carried, the Board determined that the District shall be considered a Developing District for the 2026 Tax Year and adopted the attached Resolution.

UNCLAIMED PROPERTY REPORT

The Board considered authorizing the preparation of Unclaimed Property Reports as of March 1, 2026. After discussion on the matter, Director Hightower moved that the District's consultants be authorized to research the District's accounts to determine whether the District has unclaimed property and the District's Bookkeeper and/or Tax Assessor/Collector be authorized to prepare such report for the Board's approval. Director Selber seconded said 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 the parks and amenity center within the District. He also reported on the projected opening dates for Conroe Independent School District's elementary school and middle school.

ENGINEERS' REPORT

Mr. Miller presented an Engineer's Report prepared by Quiddity dated March 18, 2026, ("Quiddity Report"), a copy of which is attached hereto as **Exhibit E**. He noted there were no action items this month.

Mr. Parker next presented an Engineer's Report prepared by Pape-Dawson dated March 18, 2026 ("Pape-Dawson Report"), a copy of which is attached hereto as **Exhibit F**, including the Pay Application listed therein.

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

APPROVE PREVAILING WAGE RATES FOR CONSTRUCTION PROJECTS

Ms. Miller presented to the Board for review and approval a Resolution Adopting Prevailing Wage Rate Scale for Construction Projects, a copy of which is attached hereto as **Exhibit G**. Ms. Miller advised the Board that Quiddity and Pape-Dawson are recommend that the District adopt the Department of Labor's updated wage rate scales for Montgomery County effective January 1, 2026. After discussion and consideration of the survey and the proposed Resolution, Director Cox moved that the Board adopt the Resolution with Exhibit "A" to same reflecting the wage rates for the Department of Labor for Montgomery County, and that the President and the Assistant Secretary be authorized to execute and attest same on behalf of the Board and the District. Director Selber seconded said motion, which unanimously carried.

FINANCIAL ADVISOR REPORT

The Board next considered the status of the District's proposed \$22,000,000 Unlimited Tax Bonds, Series 2026, including a draft of the Summary of Costs prepared by Quiddity, a copy of which is attached hereto as **Exhibit H**. After discussion of the matter, Director Cox moved that the Board approve the draft of the Summary of Costs, as presented. Director Hightower seconded the motion, which unanimously carried.

ANNUAL REVIEW OF CONNECTION CHARGES

Mr. Parker reviewed with the Board the Master District Connection Charge Calculation attached hereto as **Exhibit I**, prepared by Pape-Dawson. Ms. Miller advised that Montgomery

County Municipal Utility District No. 152C is required to periodically review and update the connection charge for the Master District Water and Sewer Facilities and that the adjusted charge will apply to connections provided by the District. She further advised that the District is required to fund any increase in the connection charges previously provided for by the District. Mr. Murdock noted that the District will include connection charges for approximately 233 connections in its current bond application, as well as additional funds to cover the increase for the 499 connections previously purchased. Ms. Miller noted that the District will then use connection charges received from District 152A to reimburse TPHTL for completed Master District Facilities.

LANDSCAPE ARCHITECT'S REPORT

Ms. Larimore next presented the Landscape Architect Report prepared by Clark Condon, dated as of March 18, 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 the Clark Condon Report, Director Cox moved to (i) approve the Clark Condon Report as presented, and (ii) authorize payment and approval of the pay applications and change orders listed therein. Director Selber 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 Cox moved to approve the Operations Report, as presented, and authorize MDS to terminate water service to delinquent accounts in accordance with the District's Rate Order. Director Selber seconded the motion, which unanimously carried.

ELECTRICITY FOR DISTRICT FACILITIES

Mr. Stone presented to and discussed with the Board proposals from various electricity providers for power to the District's two (2) meter accounts, a copy of which is attached hereto as **Exhibit L**. Mr. Stone reported that the contract with the current electrical provider, Constellation Energy Corporation ("Constellation"), expires on October 1, 2026. Following discussion, Director Selber moved to (i) request that Constellation provide a renewal bid for a 48-month term, (ii) in the event that Constellation is not able to provide a lower price than NRG, Energy Inc. ("NRG") approve a new electricity contract for the two meter accounts with NRG (to commence after the expiration of the current contract) for a 36-month or 48-month term at a price not to exceed \$0.079 per kilowatt/hour, and (iii) authorize the President to review the bids and execute the new contract on behalf of the Board and the District. Director Hightower seconded said motion, which unanimously carried.

Mr. Stone exited the meeting at this time.

OFF CINCO REPORT

Ms. Miller noted no representative was in attendance from Off Cinco, and reminded the Board that the District website is live.

CHAMPIONS HYDRO-LAWN REPORT

Mr. Garcia presented to and reviewed with the Board a Detention and Drainage Facilities Report dated March 2026, a copy of which is attached hereto as **Exhibit M**. Mr. Garcia presented a proposal for the fill slope repair of Sections 24, 26, and 27 for a total annual cost of \$5,156.00. A copy of such proposal is included hereto in **Exhibit M**. Following discussion, Director Cox 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 Hightower 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 N**. Ms. Miller noted there were no action items this month.

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 17, 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 O**. After discussion, Director Hightower moved that the Order be adopted by the Board declaring Bill Cole and Girish Khetan 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 be authorized to execute and the 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 Cox seconded said motion, which unanimously carried.

ORDER ESTABLISHING MEETING PLACE OUTSIDE THE DISTRICT

The Board next considered establishing a meeting place outside the boundaries of the District. In connection therewith, Ms. Miller presented an Order Establishing Meeting Place Outside the District designating 4125 Waterbend Cove, 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 P**. After discussion, Director Hightower moved to adopt the Order designating 4125 Waterbend Cove, Spring, Texas 77386, as a District public meeting place for the Board and interested members of the public. Director Selber seconded the motion, which carried unanimously.

ATTORNEY'S REPORT

Ms. Miller advised that she 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. Ms. Miller advised that SPH will add an agenda item for next month regarding membership in the Association of Water Board Directors as previously discussed by the Board.

ADJOURNMENT

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



Asst.

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke extending to the right.

Secretary, Board of Directors

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

- Exhibit A Social Media Handout from Residents
- Exhibit B Bookkeeping Report
- Exhibit C Tax Assessor - Collector's Report
- Exhibit D Resolution Concerning Developed District Status for 2026 Tax Year
- Exhibit E Quiddity Engineering Report
- Exhibit F Pape-Dawson Engineers Report
- Exhibit G Resolution Adopting Prevailing Wage Rate Scale for Construction Projects
- Exhibit H Revised Summary of Costs
- Exhibit I Master District Connection Charge Calculation
- Exhibit J Clark Condon Report
- Exhibit K Operations Report
- Exhibit L USource Pricing Report
- Exhibit M Champions Hydro-Lawn Report
- Exhibit N Lake Management Services Report
- Exhibit O Order Declaring Candidates Elected
- Exhibit P Order Establishing Meeting Place Outside the District