

MONTGOMERY COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 205

MINUTES OF MEETING OF BOARD OF DIRECTORS

April 15, 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 April 15, 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 Balagia, 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"); Rick Garza of TexaClean Services, LLC ("TexaClean"); Bill Cole 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.

Wumni Onile-Ere of TPHTL HBL, LLC ("TPHTL"), Julie Peak of Masterson Advisors LP ("Masterson"), and Vinoth Sankarapani and Jomy George, residents of the District, entered the meeting later as noted below.

PUBLIC COMMENTS

The Board opened the meeting for public comments. There were no comments offered by the public.

APPROVAL OF MINUTES

The Board considered approval of the draft minutes of the meeting of the Board of Directors held on March 18, 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.

Mr. George entered the meeting at this time.

BOOKKEEPING REPORT

Mr. Ontowiryo presented to and reviewed with the Board the Bookkeeping Report dated April 15, 2026, a copy of which is attached hereto as **Exhibit A**, including the Quarterly Investment Inventory Report for the period ending February 28, 2026. Following review and discussion, Director Sinner moved that (i) the Bookkeeping Report be approved and that payment be authorized for the checks presented therein, and (ii) the Quarterly Investment Inventory Report be approved and the Investment Officer be authorized to execute same on behalf of the Board and the District. Director Neuneker seconded the motion, which unanimously carried.

Ms. Peak and Ms. Onile-Ere entered the meeting during presentation of the Bookkeeping Report.

TAX ASSESSOR - COLLECTOR REPORT

Ms. Goin presented the Tax Assessor - Collector Report dated March 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.

Mr. Sankarapani entered the meeting at this time.

DELINQUENT TAX REPORT

Ms. Miller presented to and reviewed with the Board the Delinquent Tax Report, dated April 15, 2026, prepared by Perdue, Brandon, Fielder, Collins & Mott, L.L.P. ("Perdue"), the District's delinquent tax collection attorneys, a copy of which is attached hereto as **Exhibit C**. She advised that a taxpayer of the District has requested penalty and interest charges on his or her delinquent tax bill be refunded. After discussion of the relevant facts and circumstances, Director Sinner moved that the Board deny the taxpayer's request for a refund of penalty and interest charges, but issue a refund in the amount of \$88.82 for penalties and interest that incorrectly accrued prior to the 180 day payment date for the supplemental tax bill. Director Neuneker seconded the motion, which unanimously carried.

RESOLUTION AUTHORIZING AN ADDITIONAL PENALTY ON DELINQUENT REAL PROPERTY TAXES

The Board then considered the adoption of a Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes. Ms. Miller advised that the Board is authorized, pursuant to Section 33.07 of the Texas Tax Code, as amended, to impose an additional penalty not to exceed twenty percent (20%) of the total taxes, penalty, and interest due the District on taxes that remain delinquent as of July 1. She noted that the additional penalty to be imposed by this Resolution will not apply to delinquent personal property taxes that have incurred an additional penalty pursuant to that certain Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes, which was passed and approved by the District on January 21, 2026. After further discussion, it was moved by Director Sinner, seconded by Director Neuneker, and unanimously

carried, that the Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes, a copy of which is attached hereto as **Exhibit D**, be adopted by the District, and that Perdue be authorized to proceed with the collection of the District's 2025 delinquent real property tax accounts on July 1, 2026, subject to proper notice having been given as provided in said Resolution, including the filing of lawsuits as necessary.

ENGINEER'S REPORT

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

DEVELOPER'S REPORT

Ms. Onile-Ere provided the Board with an update concerning development within the District.

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 April 15, 2026, prepared by TexaClean for the Outfall Channel, Phase Two and Phase Three, a copy of which is attached hereto as **Exhibit E**. The Board noted that no action was required regarding same.

CHAMPIONS HYDRO-LAWN REPORT

Mr. Garcia presented a Detention and Drainage Facilities Report for April 2026, attached hereto as **Exhibit F**. No action was taken by the Board at this time.

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.

ATTORNEY'S REPORT

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

ASSOCIATION OF WATER BOARD DIRECTORS

The Board next considered joining the Association of Water Board Directors ("AWBD"). After discussion on the matter, it was moved by Director Sinner, seconded by Director Neuneker and unanimously carried, that the District become a member of the AWBD and that any Board members interested in attending the AWBD conference to be held in June 2026 be authorized to do so.

FUTURE AGENDA ITEMS

The Board noted it had no items to be added to future agendas that were not already discussed.

A discussion ensued regarding scheduling the June meeting to be held within the District. No action was taken by the Board at this time.

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.



Ran Nunn

Secretary, Board of Directors

List of Attachments to
Montgomery County Water Control and Improvement District No. 205
Minutes of Meeting of April 15, 2026

Exhibit A Bookkeeping Report

Exhibit B Tax Assessor - Collector's Report

Exhibit C Delinquent Tax Attorney's Report

Exhibit D Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes

Exhibit E TexaClean Report

Exhibit F Champions Hydro-Lawn Detention and Drainage Facilities Report