

MONTGOMERY COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 205

MINUTES OF MEETING OF BOARD OF DIRECTORS

May 20, 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 May 20, 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 Balagia, thus constituting a quorum.

Also present were Toto Ontowiryo of Municipal Accounts & Consulting, L.P. ("MAC"); Robin Goin of BLICO Inc. ("BLICO"); Robert Garcia of Champions Hydro-Lawn, Inc. ("Champions"); Rick Garza of TexaClean Services, LLC ("TexaClean"); Bill Cole, Girish Khetan, and Stefani Lamza, residents of the District; Lorenzo Rivera and Wumni Onile-Ere of TPHTL HBL, LLC ("TPHTL"); Julie Peak and Stephen Johnson of Masterson Advisors LP ("Masterson"); and Diana Miller and Kris Eddlemon of Schwartz, Page & Harding, L.L.P. ("SPH").

Cameron Miller of Quiddity Engineering, LLC ("Quiddity") entered the meeting later as noted below.

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. 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 April 15, 2026. After review and discussion of the minutes presented, Director Collins moved that such minutes be approved, as written. Director Neuneker seconded said motion, which carried unanimously.

ACCEPTANCE OF QUALIFICATION STATEMENTS, AFFIDAVITS OF CURRENT DIRECTOR, ELECTIONS NOT TO DISCLOSE CERTAIN INFORMATION, BONDS, AND OATHS OF OFFICE

The Board next considered the acceptance of Qualification Statements, Elections Not to Disclose Certain Information, Bonds, and Oaths of Office for Stefani Lamza and Jomy George, including the acceptance of Affidavits of Current Director. After discussion on the matter, it was moved by Director Frey, seconded by Director Neuneker and unanimously carried that the Board approve said Bonds, accept said Statements of Elected Officers, Elections Not to Disclose Certain Information, Oaths, and Affidavits of Current Director and declare Stefani Lamza and Jomy George to be duly elected and qualified Directors of the District.

Mr. Miller entered the meeting at this time.

ELECTION OF OFFICERS

The Board next considered re-organization of the officers of the Board of Directors. Nominations were called for the offices of Secretary and Assistant Secretary. After discussion, Director Neuneker was nominated as Secretary, and Directors Lamza and George were nominated as Assistant Secretaries. A vote was called, and upon motion duly made by Director Frey, seconded by Director Neuneker and unanimously carried, Director Neuneker was duly elected Secretary of the Board and District, and Directors Lamza and George were duly elected as Assistant Secretaries of the Board and the District.

DISTRICT REGISTRATION FORM

The Board next considered approving a District Registration Form required by the Texas Commission on Environmental Quality ("TCEQ"). Ms. Miller explained that, in accordance with the Texas Water Code, water control and improvement districts are required to file names, mailing addresses, officer positions and terms of new directors with the TCEQ within thirty (30) days after an election or appointment. She advised that, with the Board's approval, SPH will complete the District Registration Form to include the directors new terms of office and will file the form with the TCEQ. After further discussion of the matter, Director Frey moved that the Board authorize SPH to complete the District Registration Form as discussed and file same with the TCEQ. Director Neuneker seconded said motion, which unanimously carried.

LOCAL GOVERNMENT OFFICERS LIST

Ms. Miller next advised the Board that the District is required to maintain a list of Local Government Officers, which includes the members of the Board and the District's Investment Officers in connection with conflict of interest disclosure requirements. After discussion on the matter, Director Frey moved that SPH be authorized to update the District's list of local government officers as required by law. Director Neuneker seconded said motion, which unanimously carried.

TRAINING REQUIREMENTS

Ms. Miller discussed training requirements for public officials. She advised that public officials, including directors of a water control and improvement district, must complete separate training courses regarding the Texas Open Meetings Act and the Texas Public Information Act. Ms. Miller discussed Memorandums prepared by SPH and provided to Directors Lamza and George which summarize the training requirements, copies of which are attached hereto as **Exhibit A**. She advised that the deadline to complete the training is ninety (90) days from today. Ms. Miller further advised that it is the responsibilities of Directors Lamza and George to ensure they complete the trainings by the appropriate deadline, and to provide evidence of same to SPH for the District's records.

CONFLICTS DISCLOSURE STATEMENT REPORTING REQUIREMENTS

Ms. Miller next discussed with the Board the conflicts disclosure statement reporting requirements for officers of certain local governmental entities, including water district directors, pursuant to Chapter 176 of the Local Government Code. She advised that Directors Lamza and George have been provided Memorandums prepared by SPH which summarize the conflicts disclosure requirements, and questionnaires for completion by Directors Lamza and George regarding conflict of interest disclosure reporting.

BOOKKEEPING REPORT

Mr. Ontowiryo presented to and reviewed with the Board a District Snapshot Report prepared by EVO, a division of MAC, a copy of which included with **Exhibit B**.

Mr. Ontowiryo presented to and reviewed with the Board the Bookkeeping Report dated May 20, 2026, a copy of which is attached hereto as **Exhibit B**. Following review and discussion, Director Neuneker moved that the Bookkeeping Report be approved and that payment be authorized for the checks presented therein. Director Frey seconded the motion, which unanimously carried.

TAX ASSESSOR - COLLECTOR REPORT

Ms. Goin presented the Tax Assessor - Collector Report dated April 30, 2026, a copy of which is attached hereto as **Exhibit C**. Following review and discussion, Director Neuneker moved that the Tax Assessor - Collector Report be approved, and that payment be authorized on the checks presented, and additional check no. 1094 in the amount of \$458.37 for a taxpayer refund. Director Frey seconded the motion, which unanimously carried.

RATIFY ADOPTION OF RESOLUTION REQUESTING APPRAISAL OF PROPERTY

The Board considered ratifying the President's prior execution of a Resolution Requesting Appraisal of Property as of May 1, 2026 (the "Resolution"). After discussion on the matter, Director Neuneker moved that adoption of the Resolution, attached hereto as **Exhibit D**, be ratified and approved in all respects. Director Frey seconded said motion, which unanimously carried.

UNCLAIMED PROPERTY REPORT

The Board next considered approval of an Unclaimed Property Report as of March 1, 2026, and the filing of same with the Texas Comptroller of Public Accounts prior to July 1, 2026. In connection therewith, Mr. Ontowiryo and Ms. Goin advised the Board that there is no unclaimed property in the District's accounts for the reporting period.

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 July 2026.

ENGINEER'S REPORT

The Board considered the Engineer's Report, a copy of which is attached hereto as **Exhibit E**. Mr. Miller then presented to the Board a request from the homeowner at 4608 Sterling Springs Drive for relocation of an easement located along the District's drainage channel and presented the photos and correspondence attached hereto as **Exhibit F**. Mr. Miller further explained the request and alignment of the various property lines and easements in the area. Mr. Miller then stated that Quiddity does not recommend the relocation of the easement within the District's detention channel in order to protect the integrity of the facility.

The Board next considered abandonment of a Drainage Easement located in Section 49. Mr. Miller noted that the easement at issued was granted by TPHTL and is no longer needed. Following discussion, Director Neuneker moved that the Board (i) deny the easement relocation request from the resident at 4608 Sterling Springs Drive, and (ii) approve the Abandonment of Drainage Easement previously granted by TPHTL and authorize the President to execute same on behalf of the Board and the District. Director Lamza seconded the motion, which unanimously carried.

DEVELOPER'S REPORT

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

\$5,125,000 UNLIMITED TAX BONDS, SERIES 2026

The Board next discussed the status of the Bond Application Report for the District's \$5,125,000 Unlimited Tax Bonds, Series 2025 Bonds (the "Bonds"). In that regard, Ms. Miller advised that the District received a copy of the final order and staff memo from the TCEQ approving and authorizing the issuance of the Bonds.

Ms. Peak presented to and reviewed with the Board a proposed form of Official Notice of Sale and Preliminary Official Statement in connection with the Bonds. Following discussion, Director Neuneker moved that, subject to SPH's final review, such offering materials be approved,

completed and distributed in anticipation of the sale of the Bonds on June 17, 2026, and that such Preliminary Official Statement be deemed to be final for all purposes with the exception of any additional materials or information relating to subsequent material events, offering prices, interest rates, selling compensation, identity of the underwriters, aggregate principal amounts and other similar information, terms and provisions to be specified in the competitive bidding process. Director Lamza seconded the motion, which unanimously carried.

AUTHORIZE DISTRICT'S FINANCIAL ADVISOR TO ADVERTISE FOR THE SALE OF THE BONDS

The Board considered authorizing Masterson to advertise for the sale of the Bonds. Following discussion, Director Neuneker moved that the Board authorize Masterson to advertise for the sale of the Bonds, with bids to be received by Masterson on behalf of the Board in accordance with the Notice of Sale. Director Lamza seconded said motion, which unanimously carried.

DESIGNATION OF PAYING AGENT/REGISTRAR IN CONNECTION WITH THE BONDS

The Board considered the designation of a Paying Agent/Registrar in connection with the Bonds. Ms. Miller noted that The Bank of New York Mellon Trust Company, N.A. ("BONY") has submitted a proposal relative to paying agent/registrar services for said bond issue. After discussion on the matter, Director Neuneker moved that the Board accept the proposal received from BONY for paying agent/registrar services and that BONY be designated as Paying Agent/Registrar in connection with the Bonds. Director Lamza seconded the motion, which unanimously carried.

AUTHORIZE BOOKKEEPER TO ISSUE WIRE FOR ATTORNEY GENERAL'S FEES

The Board considered authorizing the District's bookkeeper to prepare a wire transfer for payment of the Attorney General's fees in connection with the review of the transcript of proceedings relative to the Bonds. After discussion on the matter, Director Neuneker moved that the District's bookkeepers be authorized to issue a wire payable to the Attorney General of Texas in connection with the review of the transcript of proceedings relative to the Bonds. Director Lamza seconded said motion, which unanimously carried.

TEXACLEAN REPORT

Mr. Garza next presented a maintenance report dated May 20, 2026, prepared by TexaClean for the Outfall Channel, Phase Two and Phase Three, a copy of which is attached hereto as **Exhibit G**. The Board noted that no action was required regarding same.

CHAMPIONS HYDRO-LAWN REPORT

Mr. Garcia presented a Detention and Drainage Facilities Report for May 2026, as well as proposals for erosion repairs in the amounts of \$22,185.20 and \$19,013.25, copies of which are attached hereto as **Exhibit H**. Mr. Garcia then presented and reviewed correspondence related to

a temporary 3% fuel surcharge, a copy of which is included as part of **Exhibit H**. Following discussion, Director Neuneker moved that the Board approve the proposals for erosion repairs provided by Champions, as well as the temporary fuel surcharge, subject to receipt of a formal letter agreement for same. Director Lamza 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.

CYBERSECURITY

The Board next considered recent changes to cybersecurity and artificial intelligence training requirements for directors of the District. Ms. Miller presented a memorandum from SPH regarding changes to such training requirements, a copy of which is attached hereto as **Exhibit I**, and discussed same with the Board. Ms. Miller advised that all directors of the District must annually complete a certified cybersecurity awareness training program prior to August 31 of the given year as required by Ch. 2063, Texas Gov't Code. She further advised that any director of the District who uses a computer to perform at least 25% of his or her duties and has access to the District's computer system must also complete a certified artificial intelligence training program by August 31 of each year as required by Ch. 2054, Texas Gov't Code. Following discussion, Ms. Miller noted that a link to the training program created by the Department of Information Resources will be provided to directors following the meeting and requested that each director notify SPH upon completion of the training program.

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

A discussion ensued regarding scheduling for the June meeting. Following discussion, the Board concurred that the meeting be held at SPH on the regular meeting date, June 17, 2026.

ADJOURNMENT

There being no further business to come before the Board, on motion made by Director Neuneker, seconded by Director Lamza 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 May 20, 2026

- Exhibit A Memorandum – Open Government Training
- Exhibit B Bookkeeping Report; EVO Report
- Exhibit C Tax Assessor - Collector's Report
- Exhibit D Resolution Requesting Appraisal of Property
- Exhibit E Engineer's Report
- Exhibit F Easement Relocation Request
- Exhibit G TexaClean Report
- Exhibit H Champions Hydro-Lawn Detention and Drainage Facilities Report; Correspondence provided by Champions
- Exhibit I Memorandum - Cybersecurity