

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 152A

MINUTES OF MEETING

April 15, 2026

The Board of Directors (the "Board") of Montgomery County Municipal Utility District No. 152A met in regular session, open to the public on April 15, 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 Hightower and Brown, thus constituting a quorum.

Also present were Wumni Onile-Ere 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"); Lori Buckner of Municipal District Services, L.L.C. ("MDS"); Julie Peak of Masterson Advisors LLC ("Masterson"); Robert Garcia of Champions Hydro-Lawn, Inc. ("Champions"); James Martinez of Clark Condon Associates, Inc. ("Clark Condon"); Bill Cole, Jomy George, Stefani Lanza and Vinoth Sankarapani, 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. Sankarapani addressed the Board regarding an injury sustained by an electronic bike rider, and attributed same to the lack of caution tape and construction site markings near an unfinished sidewalk close to the new recreation center. Ms. Onile-Ere responded that she would coordinate with the recreational center contractor to make sure that construction areas are marked. Mr. Cole next addressed the Board and requested that the District's water rates be added to the resident water bill and onto the District's website. Ms. Miller recommended that the Board consider Mr. Cole's request later in the meeting under the Off Cinco Report.

APPROVAL OF MINUTES

The Board reviewed the draft minutes of its meeting held on March 18, 2026. Following discussion of the minutes presented, Director Farrell moved that such minutes of the March 18, 2026, Board of Directors meeting be approved, as written. Director Cox seconded said motion, which unanimously carried.

BOOKKEEPING REPORT AND QUARTERLY INVESTMENT REPORT

Mr. Ontowiryo then presented to and reviewed with the Board the Bookkeeping Report dated April 15, 2026, a copy of which is attached hereto as **Exhibit A**. He also presented and reviewed with the Board the Quarterly Investment Report for the period ending February 28, 2026 ("Investment Report"), a copy of which is attached to the Bookkeeper's Report. Following review and discussion, Director Cox moved that the Bookkeeping Report be approved and that payment be authorized for the checks presented therein. Director Selber seconded the motion, which unanimously carried.

ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") MEMBERSHIP

The Board next considered membership in AWBD. Following a discussion, Director Cox moved that the Board (i) apply for District membership in AWBD, and (ii) authorize and direct MAC to complete and submit the application to AWBD and any related dues or fees on behalf of the Board, in connection therewith. Director Farrell seconded the motion, which unanimously carried.

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 Selber moved that the Tax Assessor - Collector Report be approved, and that payment be authorized on the checks presented. Director Cox seconded the motion, which unanimously carried.

RESOLUTION AUTHORIZING AN ADDITIONAL PENALTY ON DELINQUENT REAL PROPERTY TAXES

The Board considered the adoption of a Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes. Ms. Miller advised the Board that it is authorized pursuant to Section 33.07 of the Texas Tax Code, as amended, to impose, under certain conditions on July 1, 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 of the year in which they became delinquent. She noted that the additional penalty to be imposed by this Resolution will not apply to delinquent personal property taxes which 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 Selber, seconded by Director Cox, and unanimously carried, that the Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes, a copy of which

is attached hereto as **Exhibit C** be adopted by the District, and that Perdue, Brandon, Fielder, Collins & Mott L.L.P., ("PBFCM") 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.

DELINQUENT TAX ATTORNEY REPORT

Ms. Miller presented to and reviewed with the Board the Delinquent Tax Report, dated April 15, 2026, prepared by PBFCM, the District's delinquent tax attorneys, a copy of which is attached hereto as **Exhibit F**. Ms. Miller noted that a resident of the District has requested a refund of all penalties and interest paid for delinquent taxes for account nos. 97372203700 and 803073, which have been paid in full to PBFCM. Ms. Miller further reported that the amount does not qualify for a refund of such penalties and interest under Chapter 33, Tax Code, but that a portion of such penalties and interest should be refunded as the delinquent date for the applicable taxes was determined incorrectly. Following discussion, Director Farrell moved to refund \$279.18 in penalties and interest. Director Cox seconded such motion, which unanimously carried.

ENGINEERS' REPORT

Mr. Miller presented an Engineer's Report prepared by Quiddity dated April 15, 2026, ("Quiddity Report"), a copy of which is attached hereto as **Exhibit D**, including the Pay Applications and Change Orders listed therein.

Mr. Parker next presented an Engineer's Report prepared by Pape-Dawson dated April 15, 2026 ("Pape-Dawson Report"), a copy of which is attached hereto as **Exhibit E**, including the Change Order listed therein.

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

DEVELOPER'S REPORT

Ms. Onile-Ere reported on the status of development within the District, including the extension of roadway from Townsen Boulevard to State Highway 99. She also noted that the development is seeing strong home sales and that Woodson's Reserve, Section 37 has been delivered by the Developer.

FINANCIAL ADVISOR REPORT

The Board next considered the status of the District's proposed \$22,000,000 Unlimited Tax Bonds, Series 2026. Ms. Miller advised the Board that SPH has received and is currently reviewing the Bond Application Report prepared by Quiddity and expects same to be filed with the Texas Commission on Environmental Quality in the coming weeks.

THIRD SUPPLEMENTAL AGREEMENT TO MASTER FACILITIES CONTRACT WITH MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 152C ("152C")

Ms. Miller then presented to and reviewed with the Board a draft Third Supplemental Agreement between the District and 152C, supplementing the Master District Contract, regarding (i) the reservation of water and sewer capacities in the Master District Facilities to serve 233 connections and setting forth the amount of Connection Charges to be paid for such capacities by the District, and (ii) providing for the payment of trued-up Connection Charges for the previously purchased 499 connections.

Following review and discussion, Director Selber moved to approve and authorize the President to execute the Third Supplemental Agreement with District 152C, a copy of which is attached hereto as **Exhibit G**, subject to review and approval by SPH. Director Cox seconded the motion, which unanimously carried.

LANDSCAPE ARCHITECT'S REPORT

Mr. Martinez next presented the Landscape Architect Report prepared by Clark Condon, dated as of April 15, 2026 ("Clark Condon Report"), a copy of which is attached hereto as **Exhibit H**, including the pay applications and change orders listed therein. Mr. Cole inquired of the Board regarding the No Parking signs that were discussed at the last Board meeting. Ms. Miller responded to Mr. Cole that District roadways in the District will be accepted and maintained by Montgomery County after completion, and therefore Montgomery County will need to approve of the placement of No Parking signs near Antler Run Park. Ms. Miller offered to provide Mr. Cole the contact information for the appropriate Montgomery County Commissioner for the area. 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 Farrell seconded the motion, which unanimously carried.

OPERATOR'S REPORT

Ms. Buckner presented an Operations Report prepared by MDS, a copy of which is attached hereto as **Exhibit I**. Ms. Buckner reported that there was a waste discharge permit parameter exceedance to report, and all other permitted values were compliant. Ms. Buckner confirmed to the Board that all reporting in connection with the exceedance has been completed. Following discussion, Director Selber 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 Farrell seconded the motion, which unanimously carried.

Ms. Miller next reviewed with the Board the initial monitoring requirements of the Environmental Protection Agency's final National Primary Drinking Water Regulation ("NPDWR") for per and polyfluoroalkyl substances ("PFAS"). Ms. Miller advised that the NPDWR establishes maximum contaminant levels ("MCLs") for six categories of the twenty-nine PFAS chemicals that may be found in public water systems, as well as an initial testing schedule for those categories that must be followed by certain districts. Ms. Miller further advised that the applicability of the NPDWR to the District will depend, in part, on a review of

the sources and disinfection treatments for the District's water supply. For example, districts which receive treated water from another water system through an interconnect for distribution without further treatment, except any treatment necessary to maintain water quality within the receiving district's distribution system, are not required to monitor that water under the NPDWR. Ms. Miller noted that, for applicable districts, initial water supply monitoring is required to be completed by April 26, 2027. She stated that, depending on initial monitoring results, further monitoring will be established, and a solution may be required to reduce PFAS levels for these six categories below the MCLs by April 26, 2029. Ms. Buckner advised that the District is subject to the NPDWR's requirements and that MDS has implemented an initial monitoring schedule which complies with the NPDWR's timeline.

WATER LOSS AUDIT

The Board considered the approval of the 2026 Water Loss Audit (the "Audit"). In connection therewith, Ms. Buckner informed the Board that MDS has completed the Audit and presented to and reviewed same with the Board, a copy of which is included hereto in **Exhibit I**. Ms. Buckner noted that same would be filed with the Texas Water Development Board by the May 1, 2026 deadline. After discussion, Director Selber moved that the Board approve said Water Loss Audit and authorize MDS to file same with the Texas Water Development Board. Director Farrell seconded the motion, which carried unanimously.

ANNUAL REVIEW OF THE DISTRICT'S IDENTITY THEFT PREVENTION PROGRAM

The Board considered review of the District's Identity Theft Prevention Program (the "Program"). In connection therewith, Ms. Buckner presented MDS's annual report and advised the Board regarding the District's experience with identity theft during the prior year, current identity theft prevention methods, the types of accounts maintained by the District and the District's business arrangements with other entities. Ms. Miller noted that the District needs to formally adopt its Identity Theft Prevention Program and stated that an item would be added to next month's agenda.

OFF CINCO REPORT

Ms. Miller noted no representative was in attendance from Off Cinco. Ms. Miller requested the Board's approval to add the District's Rate Order to the District's website, as requested by Mr. Cole. Following discussion, Director Farrell moved to authorize Off Cinco to add the District's Rate Order onto the District's website. Director Cox seconded said motion, which unanimously carried.

CHAMPIONS HYDRO-LAWN REPORT

Mr. Garcia presented to and reviewed with the Board a Detention and Drainage Facilities Report dated April 2026, a copy of which is attached hereto as **Exhibit J**.

LAKE MANAGEMENT SERVICES REPORT

Ms. Miller presented the monthly report from Lake Management Services, a copy of which is attached hereto as **Exhibit K**. Ms. Miller noted there were no action items this month.

ACKNOWLEDGEMENT OF NOTICE AND INDEMNITY FROM TPHTL HBL, LLC

Ms. Miller then presented to the Board an Acknowledgment of Notice and Indemnity (the "Acknowledgment") from TPHTL regarding the Second Amended and Restated Collateral Assignment of Municipal Utility District Receivables between THPTL and U.S. Bank. Ms. Miller noted that the Acknowledgment relates to assignment of District receivables to become due for the development of the 29.236 and 32.36 acre tracts recently annexed by the District. Director Farrell moved that the District approve the Acknowledgment and authorize the Board President to execute same. Director Cox seconded said motion, which unanimously carried.

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

Ms. Miller advised the Board that SPH will be working with the directors to schedule a Board meeting in the District at Woodson's Reserve Clubhouse for Tuesday, June 16, 2026.

ADJOURNMENT

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



Secretary, Board of Directors

List of Attachments to
Montgomery County Municipal Utility District No. 152A
Minutes of Meeting of April 15, 2026

- Exhibit A Bookkeeping Report
- Exhibit B Tax Assessor - Collector's Report
- Exhibit C Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes
- Exhibit D Quiddity Engineering Report
- Exhibit E Pape-Dawson Engineers Report
- Exhibit F Delinquent Tax Attorney's Report
- Exhibit G Third Supplemental Agreement To Master Facilities Contract With Montgomery County
Municipal Utility District No. 152C
- Exhibit H Clark Condon Report
- Exhibit I Operations Report
- Exhibit J Champions Hydro-Lawn Report
- Exhibit K Lake Management Services Report