

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 152A

MINUTES OF MEETING

May 20, 2026

The Board of Directors (the "Board") of Montgomery County Municipal Utility District No. 152A met in regular session, open to the public on May 20, 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 Director Hightower, thus constituting a quorum.

Also present were Lorenzo Rivera, Kenya Cardenas, and Wumni Onile-Ere of TPHTL HBL, LLC ("TPHTL"); Toto Ontowiryo of Municipal Accounts & Consulting, L.P. ("MAC"); Robin Goin of BLICO Inc. ("BLICO"); Cameron Miller of Quiddity Engineering, LLC ("Quiddity"); James Parker and Margaret Dvoracek of Pape-Dawson Engineers, LLC ("Pape-Dawson"); Dana Hollingsworth of Municipal District Services, L.L.C. ("MDS"); Julie Peak and Stephen Johnson of Masterson Advisors LLC ("Masterson"); Robert Garcia of Ethoscapes, LLC ("Ethoscapes"); Jake Martinez of Clark Condon Associates, Inc. ("Clark Condon"); Bill Cole, Girish Khetan, and Stefani Lamza, 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. There being no comments from members of the public, the Board continued to the next item of business.

APPROVAL OF MINUTES

The Board reviewed the draft minutes of its meeting held on April 15, 2026. Following discussion of the minutes presented, Director Cox moved that such minutes of the April 15, 2026, Board of Directors meeting be approved, as written. Director Brown seconded said motion, which unanimously carried.

ACCEPTANCE OF OATHS OF OFFICE, BONDS, AFFIDAVITS OF CURRENT DIRECTOR, STATEMENTS OF ELECTED OFFICER, AND ELECTIONS NOT TO DISCLOSE PERSONAL INFORMATION

The Board received the Oaths of Office, Bonds, Statements of Elected Officer and Affidavits of Current Director for Directors Elect Cole and Khetan, in connection with their recent election to the Board. Following review, Director Farrell moved that such Oaths of Office, Bonds, Statements of Elected Officer, and Affidavits of Current Director be approved and accepted and that SPH be directed to file the Oaths of Office with the Secretary of State, as required by law. Director Brown seconded the motion, which carried by unanimous vote.

Ms. Miller advised the Board that, pursuant to Section 552.024 of the Texas Government Code, Directors are permitted to elect to withhold public access to certain information in the custody of the District relating to home addresses, home telephone numbers, social security numbers and information regarding family members. Following discussion, Directors Cole and Khetan each executed an Election Not to Disclose Certain Information presented for such purpose.

ELECTION OF OFFICERS

The next item to be considered was the reorganization of the Board and election of officers. The President called for nominations for the office of President. A nomination was made to elect Director Farrell as President of the Board. Upon motion by Director Farrell, seconded by Director Brown and unanimously carried, Director Farrell was elected as President of the Board and the District. A nomination was then made to elect Director Selber as Vice President. Upon motion by Director Farrell, seconded by Director Brown and unanimously carried, Director Selber was elected as Vice President of the Board and the District. A nomination was made to elect Directors Cole and Khetan as Assistant Secretaries respectively. Upon motion by Director Farrell, seconded by Director Brown and unanimously carried, Directors Cole and Khetan were elected as Assistant Secretaries, respectively of the Board and the District.

DISTRICT REGISTRATION FORM

The Board next considered approval of an updated District Registration Form to be filed with the Texas Commission on Environmental Quality ("TCEQ"). Ms. Miller explained that in accordance with the Texas Water Code, municipal utility districts are required to file names, mailing addresses and terms of new directors with the TCEQ within thirty days after an election or appointment. She advised that with the Board's approval, SPH will complete the District Registration Form to include the names and new terms of office for the newly elected Directors and will file same with the TCEQ. Following discussion, Director Farrell moved that the Board authorize SPH to complete the District Registration Form, as discussed, and file same with the TCEQ. Director Brown seconded the motion, which carried by unanimous vote.

LOCAL GOVERNMENT OFFICERS LIST

Ms. Miller reminded the Board that, pursuant to Chapter 176 of the Texas Government Code, the District is required to and does 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, it was moved by Director Farrell, seconded by Director Brown, and unanimously carried that the District prepare an updated list of Local Government Officers as required by law.

OPEN GOVERNMENT TRAINING FOR DIRECTORS

Ms. Miller next advised that public officials, including directors of a municipal utility district, must complete separate training courses regarding the Texas Open Meetings Act (the "OMA") and the Texas Public Information Act (the "PIA"). Ms. Miller presented and reviewed with Directors Cole and Khetan a Memorandum prepared by SPH which summarizes the training requirements. Ms. Miller advised that the deadline for new Directors to complete their training is the 90th day after they either take their Oath of Office or otherwise assume their responsibilities as a public official. Ms. Miller noted that the Texas Attorney General has prepared an online training course which satisfies the training requirements for both the OMA and the PIA. Ms. Miller further requested that Directors Cole and Khetan provide the certificates of completion to SPH upon his completion of the training courses.

DISCUSSION OF CONFLICTS DISCLOSURE REPORTING REQUIREMENTS

Ms. Miller next advised that a Memorandum prepared by SPH and questionnaire regarding conflict of interest disclosure reporting was presented to Directors Cole and Khetan. Ms. Miller then presented Directors Cole and Khetan's completed conflict of interest questionnaire for the District's records.

Director Cox exited the meeting at this time.

BOOKKEEPING REPORT

Mr. Ontowiryio presented a District Snapshot Report ("EVO Snapshot") prepared by EVO, a division of MAC, a copy of which is attached hereto as **Exhibit A**. He advised that the EVO Snapshot includes demographic data related to the District.

Mr. Ontowiryio then presented to and reviewed with the Board the Bookkeeping Report dated May 20, 2026, a copy of which is included hereto as **Exhibit A**. Following review and discussion, Director Brown moved that (i) the Bookkeeping Report be approved; and (ii) payment be authorized for the checks presented in the Bookkeeper's Report. Director Selber 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 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 Brown seconded the motion, which unanimously carried.

UNCLAIMED PROPERTY REPORT

The Board next considered approval of an Unclaimed Property Report as of March 1, 2024, and the filing of same with the Texas Comptroller of Public Accounts (the "Comptroller") prior to July 1, 2026. In connection therewith, Mr. Ontowiryo presented to and reviewed with the Board a report detailing \$296.55 of unclaimed property for the current reporting period, a copy of which is attached as **Exhibit C**. Ms. Goin informed the Board there was no unclaimed property in the District's tax accounts for the reporting period. Following review and discussion, Director moved that MAC be authorized to file an Unclaimed Property Report with the Comptroller prior to July 1, 2026, and remit said unclaimed property to the Comptroller on behalf of the District. 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 and 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 would likely be presented in June 2026.

ENGINEERS' REPORT

Mr. Miller presented an Engineer's Report prepared by Quiddity dated May 20, 2026, ("Quiddity Report"), a copy of which is attached hereto as **Exhibit D**. Mr. Miller recommended that the Board (i) authorize advertisement and bidding of water, sanitary sewer, drainage and paving to serve Woodson's Reserve, Section 47, (ii) award the contract for construction of the Right Turn Lane and Driveway on State Highway 99 for Grand Oaks Commercial to GMR Total Services, LLC, and (iii) the Pay Applications and Change Orders listed therein be approved. The Board concurred to defer on acceptance of all conveyance until its next meeting.

Mr. Parker next presented an Engineer's Report prepared by Pape-Dawson dated May 20, 2026 ("Pape-Dawson Report"), a copy of which is attached hereto as **Exhibit E**, including the Pay Applications listed therein.

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

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

Ms. Miller reminded the Board that it previously approved a Third Supplemental Agreement with 152C providing for (i) the payment of Connection Charges for an additional 233 connections, and (ii) true-up charges on the 499 Connections previously funded by the District. Mr. Parker advised that Pape-Dawson has since further reviewed the Master District Connection Charge on behalf of 152C and has determined that the Connection Charge should not be increased at this time. A copy of the correspondence from 152C regarding same is attached

hereto as **Exhibit F**. Ms. Miller then presented and reviewed with the Board a revised draft of the Third Supplemental Agreement that provides only for the purchase of an additional 312 Connections and no true-up charges, a copy of which is attached hereto as **Exhibit G**. Following discussion, Director Farrell moved to approve the Third Supplemental, as presented. Director Selber seconded the motion, which unanimously carried.

STATUS OF \$22,000,000 UNLIMITED TAX BONDS, SERIES 2026 (the "2026 BONDS")

Ms. Peak introduced Mr. Johnson to the Board. Ms. Miller then informed the Board that the Bond Application Report has been submitted to the TCEQ for approval, and has not yet been determined administratively complete by the TCEQ. Ms. Peak further reported the 2026 Bonds are scheduled to be sold in August. She noted no action was needed from the Board at this time.

DEVELOPER'S REPORT

Mr. Rivera reported on the status of development within the District.

LANDSCAPE ARCHITECT'S REPORT

Mr. Martinez next presented the Landscape Architect Report prepared by Clark Condon, dated as of May 20, 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 as to the completion date for Antler Run Park, to which Mr. Martinez advised that Clark Condon is projecting completion in July 2026. Following review of the Clark Condon Report, Director Farrell 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 Brown 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 I**. Director Cole requested that MDS include a table of the District's residential water rates on the water bill. Ms. Hollingsworth advised MDS will include a residential rates table on water bills for the next billing cycle. Following discussion, Director Farrell 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 Brown seconded the motion, which unanimously carried.

APPROVAL OF CONSUMER CONFIDENCE REPORT

Ms. Hollingsworth presented to and reviewed with the Board a draft of the District's Consumer Confidence Report ("CCR"), the format of which is dictated by the Texas Commission on Environmental Quality and by the United States Environmental Protection Agency. A copy of the draft CCR is included in the MDS Report. She advised the Board that the CCR must be provided to all customers of the District prior to July 1 of this year, as required by law. Ms. Hollingsworth advised the Board that MDS can provide the District's CCR to the District's

customers (a) by mailing a paper copy of such CCR to each customer, or (b) in an electronic format viably including a direct URL link included on the next water bill rather than by mail, if the board so desires. After discussion on the matter, it was moved by Director Farrell, seconded by Director Brown, and unanimously carried that the CCR be approved by the Board, subject to SPH's final review and approval, and that MDS be authorized and directed to send a copy of the CCR to Off Cinco for posting on the District's web site and to distribute same to the District's customers by mail as described above prior to the July 1 deadline.

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. Hollingsworth 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. Hollingsworth recommended that no changes be made to the District's Program. After discussion on the matter, the Board concurred that no changes were necessary to the Program at this time.

OFF CINCO REPORT

Ms. Miller noted no representative was in attendance from Off Cinco.

DRAINAGE FACILITIES MAINTENANCE REPORTS FROM EHTOSCAPES AND LAKE MANAGEMENT SERVICES

Mr. Garcia presented to and reviewed with the Board a Detention and Drainage Facilities Report dated May 2026, a copy of which is attached hereto as **Exhibit J**. Mr. Garcia also presented a Fuel Surcharge Adjustment Notification Letter, a copy of which is included in **Exhibit J**, and requested the Board's approval for a temporary fuel surcharge of 3% to be applied to the District's monthly maintenance, repairs, and general rehabilitation invoice due to the current increase of diesel prices. Director Cole inquired what range the price of diesel must come down to for the temporary fuel surcharge to be removed. Mr. Garcia advised that Ethoscapes would remove the 3% temporary fuel surcharge once diesel prices get to \$3.65 to \$3.70 per gallon. After discussion on the matter, it was moved by Director Selber, seconded by Director Brown, and unanimously carried that Ethoscapes be permitted to apply a 3% temporary fuel surcharge to the District's monthly maintenance, repairs, and general rehabilitation invoice and that Ethoscapes prepare a formal amendment to its contract with the District regarding same.

LAKE MANAGEMENT SERVICES REPORT

Ms. Miller noted that she had not received a monthly report from Lake Management Services this month.

ATTORNEY'S REPORT

Ms. Miller next informed the Board about recent changes to cybersecurity and artificial intelligence training requirements for directors of the District. Ms. Miller then presented a

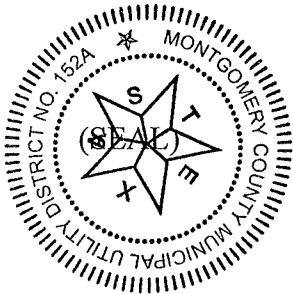
memorandum from SPH regarding changes to such training requirements, a copy of which is attached hereto as **Exhibit K**, and discussed same with the Board. Ms. Miller advised that all directors of the District must annually complete a certified cybersecurity awareness training program prior to August 31 of the given year as required by Ch. 2063, Texas Gov't Code. 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.

FUTURE AGENDA

Ms. Miller advised the Board that the next scheduled Board meeting will be held in the District at Woodson's Reserve Clubhouse on Tuesday, June 16, 2026, at noon.

ADJOURNMENT

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

- Exhibit A EVO Snapshot Report and Bookkeeping Report
- Exhibit B Tax Assessor - Collector's Report
- Exhibit C Unclaimed Property Report
- Exhibit D Quiddity Engineering Report
- Exhibit E Pape-Dawson Engineers Report
- Exhibit F Master District Connection Charge Letter
- Exhibit G Third Supplemental Agreement To Master Facilities Contract With Montgomery County
Municipal Utility District No. 152A
- Exhibit H Clark Condon Report
- Exhibit I Operations Report
- Exhibit J Champions Hydro-Lawn Report
- Exhibit K SPH Memorandum – Cybersecurity and Artificial Intelligence Training Requirements