MONTGOMERY COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 205

MINUTES OF MEETING OF BOARD OF DIRECTORS
June 17, 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 June 17, 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
Dana Neuneker, Secretary
Stefani Lamza, Assistant Secretary
Jomy George, Assistant Secretary

and all of said persons were present except for Director Sinner, thus constituting a quorum.

Also present were Roman Khoja of Municipal Accounts & Consulting, L.P. ("MAC"); Robin Goin of BLICO Inc. ("BLICO"); Robert Garcia of Champions Hydro-Lawn, Inc. d/b/a Ethoscapes ("Ethoscapes"); Rick Garza of TexaClean Services, LLC ("TexaClean"); Wunmi Onile-Ere of TPHTL HBL, LLC ("TPHTL"); Martin Murdock of Quiddity Engineering, LLC ("Quiddity"); Julie Peak and Stephen Johnson of Masterson Advisors LP ("Masterson"); Bill Cole and Girish Khetan, residents of the District; and Diana Miller and Kris Eddlemon of Schwartz, Page & Harding, L.L.P. ("SPH").

Vinoth Sankarapani, resident of the District, 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. Mr. Cole addressed the Board requesting future scheduling of a Board meeting to be held within, or near, the District.

APPROVAL OF MINUTES

The Board considered approval of the draft minutes of the meeting of the Board of Directors held on May 20, 2026. After review and discussion of the minutes presented, Director Lamza moved that such minutes be approved, as written. Director Neuneker seconded said motion, which carried unanimously.

RECEIVE BIDS FOR PURCHASE OF THE DISTRICT'S $5,125,000 UNLIMITED TAX BONDS, SERIES 2026 (the "Bonds")

As the next order of business, it was announced that, pursuant to notice published as required by law, public bids for the sale of the District's Bonds were to be received at this time and place. Ms. Peak announced that six (6) bids for the Bonds had been received electronically, and presented the Pricing Book attached hereto as **Exhibit A**. Ms. Peak reported that the lowest qualified bid for the Bonds was submitted by SAMCO Capital Markets, Inc. ("SAMCO"), at a net effective interest rate of 4.478888%. After a discussion of the bids received, Director Neuneker moved that the Board accept the bid of SAMCO, for the purchase of the Bonds, and that the accompanying Texas Ethics Commission ("TEC") Form 1295 be accepted and acknowledged. Director George seconded said motion, which unanimously carried.

Mr. Sankarapani entered the meeting at this time.

BOND ORDER

Ms. Miller presented to the Board the Order authorizing the issuance, sale and delivery the Bonds. She reviewed various provisions of the Order with the Board, a copy of which Order is attached hereto as **Exhibit B**. After further discussion, it was duly moved by Director Neuneker, seconded by Director George and unanimously carried, that the Order presented be passed and adopted and that the Vice President be authorized to execute the Order and the Secretary to attest same on behalf of the Board and District.

DISTRIBUTION OF FINAL OFFICIAL STATEMENT

As the next order of business, the Board discussed preparation of the Final Official Statement in connection with the Bonds. After further discussion of the matter, Director Neuneker moved that Masterson be authorized to complete the Final Official Statement, dated as of the date hereof, and that said Final Official Statement be adopted by the Board and District. Director George seconded said motion, which carried unanimously.

PAYING AGENT/REGISTRAR AGREEMENT WITH THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A.

The Board next considered and reviewed a Paying Agent/Registrar Agreement ("Agreement") by and between the District and The Bank of New York Mellon Trust Company, N.A. ("BNY"), relative to the Bonds. Ms. Miller reviewed the various provisions of the Agreement with the Board, and noted that BNY has indicated that it is a publicly traded business and, therefore, is not required to file TEC Form 1295. After further discussion of the Agreement, Director Neuneker moved that the Agreement be approved, and that the Vice President be authorized to execute the Agreement on behalf of the Board and District. Director George seconded said motion, which carried unanimously.

OTHER MATTERS CONCERNING THE BONDS

As the next order of business, the Board considered acting upon any other matters relative to the Bonds. Ms. Miller presented to and reviewed with the Board the General Certificate, Signature Identification and No-Litigation Certificate with Letter of Instruction to the Attorney General of Texas, and the initial bonds. Following discussion, Director Neuneker moved that the above documentation be approved and that the Board authorize SPH to handle all matters relative to the sale of the Bonds and in obtaining approval of the Attorney General of Texas for issuance of the Bonds. Director George seconded said motion, which unanimously carried.

ENGAGEMENT OF AN AUDITOR FOR PREPARATION OF AUDIT OF PAYMENTS TO THE DEVELOPER OUT OF THE PROCEEDS OF THE BONDS

The Board considered the engagement of an auditing firm to prepare an audit report in connection with the payment of funds to TPHTL out of the proceeds of the Bonds. Ms. Miller presented and reviewed with the Board the engagement letter relative to same provided by McGrath & Company, PLLC ("McGrath"), a copy of which is attached hereto as **Exhibit C**. She advised the Board that McGrath has filed TEC Form 1295 with the TEC and has provided the District with a copy of said form. After discussion of the matter, Director Neuneker moved that (i) McGrath be engaged to prepare an audit report in connection with the reimbursement of funds to TPHTL out of the proceeds of the Bonds, (ii) the District accept McGrath's TEC From 1295 relative to the engagement letter, and (iii) SPH be authorized to acknowledge the District's receipt of same with the TEC. Director George seconded said motion, which carried unanimously.

BOOKKEEPING REPORT

Mr. Khoja presented to and reviewed with the Board the Bookkeeping Report June 17, 2026, a copy of which is attached hereto as **Exhibit D**. Following review and discussion, Director Lamza moved that the Bookkeeping Report be approved and that payment be authorized for the checks presented therein. Director George seconded the motion, which unanimously carried.

TAX ASSESSOR - COLLECTOR REPORT

Ms. Goin presented the Tax Assessor - Collector Report dated May 31, 2026, a copy of which is attached hereto as **Exhibit E**. Following review and discussion, Director Neuneker moved that the Tax Assessor - Collector Report be approved, and that payment be authorized on the checks presented. Director Lamza seconded the motion, which unanimously carried.

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

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.

TEXACLEAN REPORT

Mr. Garza next presented a maintenance report dated June 17, 2026, prepared by TexaClean for the Outfall Channel, Phase Two and Phase Three, as well as a proposal for Woodson's Reserve Phase 3 ditch repair in the amount of $74,392.00, copies of which are attached hereto as **Exhibit F**. Following discussion, Director Lamza moved that the Board approve the proposal provided by TexaClean. Director Neuneker seconded the motion, which unanimously carried.

Director Frey exited the meeting at this time.

ETHOSCAPES REPORT

Mr. Garcia presented a Detention and Drainage Facilities Report for June 2026, as well as a proposal to maintain the slope located in Section 23 in the amount of $1,000, copies of which are attached hereto as **Exhibit G**. Following discussion, Director Neuneker moved that the Board approve the proposal for slope repair in Section 23 provided by Ethoscapes. Director Lamza seconded the motion, which unanimously carried.

LETTER AGREEMENT WITH ETHOSCAPES

Mr. Garcia next presented to and reviewed with the Board a Letter Agreement for Temporary Fuel Surcharge (the "Letter Agreement"), a copy of which is attached hereto as **Exhibit H**. He explained to the Board that recent market conditions have significantly increased the price of fuel, which is integral to Ethoscapes' provision of services to the District, and requested that the Board approve a temporary 3% fuel surcharge on monthly invoices pursuant to the terms of the Letter Agreement. Mr. Garcia further noted that the surcharge will automatically expire within one year and will only apply in those months when the average of (i) regular unleaded gasoline and (ii) ultra low sulfur diesel exceeds $3.50. Following discussion, Director Lamza moved that the Board approve the Letter Agreement, authorize the Vice President to execute same, and authorize SPH to acknowledge the TEC Form 1295 provided by Ethoscapes on behalf of the District. Director George 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

The Board concurred that no updates to the District's website were necessary at this time.

AUTHORIZE COMPLETION, EXECUTION AND FILING WITH THE SECRETARY OF STATE OF A VOTING SYSTEM ANNUAL FILING FORM

The Board considered authorizing the completion, execution and filing with the Secretary of State of a Voting System Annual Filing Form relative to District elections. Ms. Miller advised that pursuant to the Texas Election Code, each political subdivision in the State of Texas is required to complete and file said Form with the Secretary of State's office. After discussion, Director Lamza moved that SPH be authorized to complete and execute the Voting System Annual Filing Form and to file same with the Secretary of State's Office on behalf of the Board and the District. Director Neuneker seconded said motion, which carried unanimously.

RECORDS DESTRUCTION REQUEST

Ms. Miller advised the Board that the District's Records Retention Schedules adopted in connection with its Records Management Program require that certain records of the District be retained only for specific periods of time based on the type of record. As an example, she explained that notes taken during meetings which are used to prepare the official minutes of Board meetings, are to be retained for ninety days after approval of such minutes by the Board. She next presented a request from the District's Records Management Officer for approval to destroy certain records (which will not be scanned in and stored electronically) in accordance with the District's Records Retention Schedules. A copy of the subject request is attached hereto as **Exhibit I** (the "Request"). After discussion on the matter, Director Lamza moved that SPH be authorized to destroy the records described in the Request. Director Neuneker seconded said motion, which unanimously carried.

CYBERSECURITY

Ms. Miller reminded the Board that each director is required to complete cybersecurity training prior to August 31 each year. The Board noted that each director has notified the Board of his or her completion of a certified cybersecurity training program for the 2026 compliance year.

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.

ADJOURNMENT

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

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Secretary, Board of Directors

(SEAL)

List of Attachments to
Montgomery County Water Control and Improvement District No. 205
Minutes of Meeting of June 17, 2026

Exhibit A	Pricing Book
Exhibit B	Bond Order – Series 2026 Bonds
Exhibit C	McGrath Engagement Letter
Exhibit D	Bookkeeping Report
Exhibit E	Tax Assessor - Collector's Report
Exhibit F	TexaClean Report; Proposal
Exhibit G	Ethoscapes Detention and Drainage Facilities Report; Proposal
Exhibit H	Letter Agreement
Exhibit I	Records Destruction Request