

MINUTES
MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 90

May 14, 2026

The Board of Directors (the “Board”) of Montgomery County Municipal Utility District No. 90 (the “District”) met in regular session, open to the public, on the 14th day of May, 2026, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Houston, Texas outside the boundaries of the District, and the roll was called of the members of the Board:

Tim Kurtin	President
Ron Cutlip	Vice President
Perri D’Armond	Secretary
Cameron Ripple	Assistant Vice President
Vacant	Assistant Secretary

and all of the above were present except Director Ripple, thus constituting a quorum.

Also attending the meeting were Joe Kurtin, a member of the public; Zach Evans of David Weekly Homes; Stephen Eustis of Cedar Creek Municipal Advisors, LLC; Adam Kupstas of Aurous Development Services, Ltd.; Robin Goin of Bob Leared Interest; Ron Dechert of Pape-Dawson Engineers (“Pape-Dawson”); Tracey Scott of Myrtle Cruz, Inc. (“Myrtle Cruz”); Phil Halbert of Storm Water Solutions, LLC (SWS); and Greer Pagan and Kerri Houck of Allen Boone Humphries Robinson LLP (“ABHR”).

PUBLIC COMMENTS

There were no public comments.

MINUTES

The Board considered approving the minutes of March 12, 2026, regular meeting. After review and discussion, Director D’Armond moved to approve the minutes, as presented. Director Cutlip seconded the motion, which passed unanimously.

~~2026~~ DIRECTORS ELECTION

The Board considered approving a Certificate of Election, reflecting the election of Tim Kurtin and Cameron Ripple to the Board of Directors of the District for a four-year term.

Mr. Pagan reviewed the Sworn Statement and Oath of Office for Directors Kurtin and Ripple.

After review and discussion, Director D'Armond moved to (1) approve the Certificate of Election and the distribution of same to Directors Kurtin and Ripple, and direct that the Certificate of Election be filed appropriately and retained in the District's official records; and (2) approve the Sworn Statement and Oath of Office and direct that the documents be filed appropriately and retained in the District's official records, and that the Oath of Office be filed with the Secretary of State, as required by law. Director Cutlip seconded the motion, which passed unanimously.

REORGANIZE THE BOARD

The Board concurred to retain their current positions.

DISTRICT REGISTRATION FORM

The Board considered authorizing filing of an updated District Registration Form with the Texas Commission on Environmental Quality ("TCEQ"), reflecting the terms of the newly elected directors. Following review and discussion, Director D'Armond moved to authorize filing of the updated District Registration Form with the TCEQ and direct that the District Registration Form be filed appropriately and retained in the District's official records. Director Cutlip seconded the motion, which passed unanimously.

CYBERSECURITY AND ARTIFICIAL INTELLIGENCE TRAINING REQUIREMENTS

Mr. Pagan reviewed a memorandum regarding annual cybersecurity and artificial intelligence training requirements for local government employees and elected and appointed officials. He stated that the required training should be completed and reported to ABHR prior to the August 31st deadline for reporting compliance to the Texas Department of Information Resources ("DIR"). After review and discussion, the Board directed the required persons to complete their certified training programs and report their completion to ABHR for reporting to DIR by August 31st.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Goin reviewed the tax assessor/collector's report, including the delinquent tax roll and checks presented for payment from the tax account. A copy of the tax assessor/collector's report is attached. She stated 98.3% of the District's 2025 taxes were collected as of April 30, 2026. Following review and discussion, Director D'Armond moved to approve the tax assessor/collector's report and payment of the tax bills. Director Cutlip seconded the motion, which passed unanimously.

AUTHORIZE DELINQUENT TAX ATTORNEY TO PROCEED WITH COLLECTION OF DELINQUENT TAXES

The Board considered authorizing Perdue, Brandon, Fielder, Collins & Mott, LLP (“Perdue”) to proceed with the collection of 2025 real property taxes that are delinquent on July 1, 2026. After discussion, Director D’Armond moved that the Board authorize Perdue to proceed with the delinquent tax collection when appropriate. Director Cutlip seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Dechert reviewed the engineer’s report and updated the Board on pending construction projects in the District.

Mr. Dechert updated the Board regarding construction of the Water, Sewer, and Drainage Facilities to serve Creighton Cove, Section 1.

Mr. Dechert updated the Board regarding construction of the Water, Sewer, and Drainage Facilities to serve Creighton Cove, Section 2 and requested authorization to advertise for bids.

Mr. Dechert updated the Board regarding construction of the Water, Sewer, and Drainage Facilities to serve Creighton Cove, Section 3 and requested authorization to advertise for bids.

Following review and discussion, Director D’Armond moved, based on the engineer’s recommendation, to (1) approve the engineer’s report; and (2) authorize the engineer to advertise for bids, as listed above. Director Cutlip seconded the motion, which passed unanimously.

DEVELOPMENT IN THE DISTRICT

Mr. Kupstas and Mr. Evans generally reported on development matters in the District.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Scott reviewed the bookkeeper’s report, budget comparison, and schedule of investments and presented the District’s bills for payment. A copy of the bookkeeper’s report is attached. Following review and discussion, Director Cutlip moved to approve the bookkeeper’s report and authorize payment of the bills. Director D’Armond seconded the motion, which passed unanimously.

MUNICIPAL ADVISORY AGREEMENT

Mr. Eustis presented and reviewed an engagement letter for municipal advisory services between Cedar Creek Municipal Advisors, LLC and the District. He then presented and reviewed certain disclosures pursuant to the Municipal Securities Rulemaking Board Rule G-42 on Non-Solicitor Municipal Advisors. A copy of such disclosures is held in the District's records. The Board considered termination of the District's municipal advisory services agreement with Robert W. Baird & Co., Inc. After review and discussion Director D'Armond moved to (1) authorize termination of the District's municipal advisory services agreement with Robert W. Baird & Co., Inc.; and (2) engage Cedar Creek as the District's financial advisor and approve the engagement letter for same, subject to final review. Director Cutlip seconded the motion, which passed unanimously.

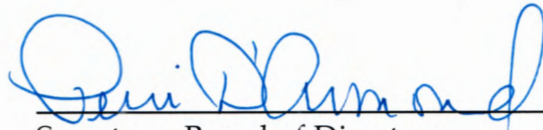
REPORT FROM STORM WATER SOLUTIONS

Mr. Halbert reviewed a facility report on the north, middle, and south detention ponds, a copy of which is attached.

MEETING DATE

The Board concurred to hold the next regular meeting on July 9, 2026, at 11:00 a.m.

There being no further business to consider, the meeting was adjourned.



Secretary, Board of Directors



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