

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 152A

MINUTES OF SPECIAL MEETING

June 16, 2026

The Board of Directors (the "Board") of Montgomery County Municipal Utility District No. 152A met in special session, open to the public on June 16, 2026, in accordance with the duly posted notice of meeting. The roll was called of the duly constituted officers and members of the Board, to-wit:

|                 |                     |
|-----------------|---------------------|
| Mary V. Farrell | President           |
| Peter Selber    | Vice President      |
| Stanton Brown   | Secretary           |
| Bill Cole       | Assistant Secretary |
| Garish Khetan   | Assistant Secretary |

and all of said persons were present, except for Directors Farrell and Selber, thus constituting a quorum.

Also present were Wunmi Onile-Ere of TPHTL HBL, LLC ("TPHTL"); Cynthia Colondres of Municipal Accounts & Consulting, L.P. ("MAC"); Robin Goin of BLICO Inc. ("BLICO"); Martin Murdock of Quiddity Engineering, LLC ("Quiddity"); Margaret Dvoracek of Pape-Dawson Engineers, LLC ("Pape-Dawson"); Dana Hollingsworth of Municipal District Services, L.L.C. ("MDS"); Julie Peak of Masterson Advisors LLC ("Masterson"); Robert Garcia of Champions Hydro-Lawn, Inc. d/b/a Ethoscapes ("Ethoscapes"); Erin Larimore of Clark Condon Associates, Inc. ("Clark Condon"); Russell Wolf of Best Trash LLC ("Best Trash"); Will Miglicco, Stefani Lamza, Doug Lucas, Kim Huynh, Armand Bonola, Brad Busse, Dylan Jacobe, Sue Jones, Crystal George, Vinoth Sankaradani, Alvaro Salazar, Joseph Hopper, Jomy George, Agnar Jorgensen, Grace Matthew, and Jason Chahin, residents of the District; and Diana Miller of Schwartz, Page & Harding, L.L.P. ("SPH").

In the absence of the President, Director Cole was appointed President Pro-Tempore. The President Pro-Tempore then called the meeting to order and declared it open for such business as might regularly come before the Board.

PUBLIC COMMENTS

The Board opened the meeting for public comments.

Ms. Jones reported that there were dead trees on District's property behind her house at 4912 Eastbrook Lane. She further reported that cleanup maintenance is needed at the construction trailer on Woodfall Way, mud needs to be removed near the mailboxes located on River Meadow, and construction dust in the new sections is still an ongoing issue.

Mr. Hopper inquired whether the raised medians would be painted within Woodson's Grand Drive and suggested additional streetlights are needed. Mr. Jorgensen inquired regarding

cell phone service in the community and if there are any plans to add a cell phone tower.

Mr. Lucas inquired about entrance signs for Antler Run and whether the channel underneath the Lexington Street Bridge will be a dry channel. Mr. Murdock confirmed the channel underneath the Lexington Street Bridge will be a dry channel in order to convey the necessary stormwater flows.

#### APPROVAL OF MINUTES

The Board reviewed the draft minutes of its meeting held on May 20, 2026. Director Cole noted that the posting of minutes on the District's website and BLICO's website have lagged, to which Ms. Miller responded that she would address with Off Cinco and BLICO. Following discussion of the minutes presented, Director Brown moved that such minutes of the May 20, 2026, Board of Directors meeting be approved, as written. Director Khetan seconded said motion, which unanimously carried.

#### BOOKKEEPING REPORT

Ms. Colondres then presented to and reviewed with the Board the Bookkeeping Report dated June 16, 2026, a copy of which is included hereto as **Exhibit A**. Director Cole inquired about the maintenance and operation collections and the timeline of reporting same. Ms. Colondres responded, and Ms. Peak further reported that differences in projected versus actual collection can be due to valuation changes. Director Cole further inquired about the ability to lower the tax rate. Ms. Peak responded that she will evaluate and report back later in the year when the District considers the 2026 tax rate. 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 Cole 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 B**. Following review and discussion, Director Brown moved that the Tax Assessor - Collector Report be approved, and that payment be authorized on the checks presented. Director Cole seconded the 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 July 2026.

## FINANCIAL ADVISORS REPORT

Ms. Peak noted that she would present her report later in the meeting.

## ENGINEERS' REPORT

Ms. Dvoracek next presented an Engineer's Report prepared by Pape-Dawson dated June 16, 2026 ("Pape-Dawson Report"), a copy of which is attached hereto as **Exhibit C**, including a Letter Agreement with Trunkline Gas Company regarding the encroachment of an existing natural gas pipeline easement.

Mr. Murdock presented an Engineer's Report prepared by Quiddity dated June 16, 2026, ("Quiddity Report"), a copy of which is attached hereto as **Exhibit D**.

Following review and discussion, it was moved by Director Brown, seconded by Director Khetan, and unanimously carried that the (i) Quiddity Report and Pape-Dawson Report and all action items listed therein, be approved, as recommended by Quiddity and Pape-Dawson, with the exception of the facility conveyances listed in the Quiddity Report, and (ii) the Letter Agreement with Trunkline Gas Company be approved.

## ADOPTION OF RESOLUTION REQUESTING APPRAISAL OF PROPERTY AS OF JULY 1, 2026, FROM THE MONTGOMERY CENTRAL APPRAISAL DISTRICT ("MCAD")

Ms. Miller and Ms. Peak presented and reviewed with the Board the Resolution Requesting Appraisal of Property from MCAD as of July 1, 2026. Following discussion, Director Brown moved for the approval and execution of the Resolution Requesting Appraisal of Property as of July 1, 2026, a copy of which is attached hereto as **Exhibit E**. Director Cole seconded the motion, which unanimously carried.

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

The Board considered the status of the issuance of the District's Series 2026 Bonds. In connection therewith, Ms. Peak reminded the Board that the completed Bond Application Report for the District's Series 2026 Bonds was filed with the Texas Commission on Environmental Quality ("TCEQ") and was declared administratively complete on May 18, 2026. She noted that the draft Order and Memorandum of the TCEQ authorizing the issuance of the Series 2026 Bonds has not yet been received, and that SPH is continuing to correspond with the TCEQ regarding same. Ms. Peak further presented the schedule for the Series 2026 Bonds, a copy of which is attached hereto as **Exhibit F**. She noted no action was needed from the Board at this time.

## DEVELOPER'S REPORT

Ms. Onile-Ere reported on the status of the development and the progress of the amenity center. Director Cole requested that TPHTL provide an estimate of the completion date for Sections 38 and 39.

## LANDSCAPE ARCHITECT'S REPORT

Ms. Larimore next presented the Landscape Architect Report prepared by Clark Condon, dated as of June 16, 2026 ("Clark Condon Report"), a copy of which is attached hereto as **Exhibit G**, including the pay applications listed therein. Mr. Cole noted that No Parking signs were still not in place at Antler Run Park, and Ms. Miller reminded the Board that due to Montgomery County ("County") taking ownership of the roads after completion, the County must be the one to install No Parking signs. Following review of the Clark Condon Report, Director Brown moved to (i) approve the Clark Condon Report as presented, and (ii) authorize payment and approval of the pay applications listed therein. Director Cole 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 H**. Following discussion, Director Brown moved to (i) approve the Operations Report, as presented, and authorize MDS to terminate water service to delinquent accounts in accordance with the District's Rate Order, and (ii) approve the water billing rate table to be included on all water bills moving forward. Director Khetan seconded the motion, which unanimously carried.

## REVIEW OF CORRESPONDENCE FROM BEST TRASH REGARDING NOTICE OF ANNUAL CPI ADJUSTMENT

Mr. Wolf presented Best Trash's 2026 Automatic Adjustment Letter, a copy of which is attached hereto as **Exhibit I**, and reported that, effective August 1, 2026, the rate for garbage collection, disposal and recycling services will increase from \$27.80 to \$29.24 due to the annual consumer price index ("CPI") adjustment as provided by the District's Service Agreement with Best Trash. Ms. Miller recommended a Rate Order Amendment be added to the July agenda, in connection with the same, to which the Board concurred.

## LAKE MANAGEMENT SERVICES REPORT

Ms. Miller presented the monthly report from Lake Management Services this month, a copy of which is attached hereto as **Exhibit J**. Ms. Miller noted that no action was needed from the Board.

## DRAINAGE FACILITIES MAINTENANCE REPORTS FROM CHAMPIONS HYDRO-LAWN AND LAKE MANAGEMENT SERVICES

Mr. Garcia presented to and reviewed with the Board a Detention and Drainage Facilities Report dated June 2026, a copy of which is attached hereto as **Exhibit K**. Director Cole noted that there was an erosion issue around Detention Pond A due to dirt bike activity. Mr. Garcia advised that Champions will determine if the area should be overseeded to help minimize the erosion. Mr. Garcia noted no action was needed from the Board.

## LETTER AGREEMENT WITH CHAMPIONS HYDRO-LAWN, INC. d/b/a ETHOSCAPES

Ms. Miller 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 L**. Mr. Garcia explained to the Board that, as previously explained to the Board at its previous meeting, recent market conditions have significantly increased the price of fuel, which is integral to Champions' 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 terms of the Letter Agreement will supersede the terms discussed at the Board's May 2026 meeting and 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 Brown moved that the Board approve the Letter Agreement, authorize the President to execute same, and authorize SPH to acknowledge the TEC Form 1295 provided by Champions on behalf of the District. Director Cole seconded the motion, which unanimously carried.

## ATTORNEY'S REPORT

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, with the exception of Directors Farrell and Selber, has notified the board of his or her completion of a certified cybersecurity training program for the 2026 compliance year.

## 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. Ms. Miller answered questions from Director Cole about the documents in the request. 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 **Exhibit M** (the "Request"). After discussion on the matter, Director Brown moved that SPH be authorized to destroy the records described in the Request. Director Cole seconded said motion, which unanimously carried.

## 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 Brown 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 Cole seconded said motion, which carried unanimously.

#### FUTURE AGENDA

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 Brown, seconded by Director Cole, and unanimously carried, the meeting was adjourned.



Girish Khetan  
Asst. Secretary, Board of Directors

List of Attachments to  
Montgomery County Municipal Utility District No. 152A  
Minutes of Meeting of June 16, 2026

- Exhibit A     Bookkeeping Report
- Exhibit B     Tax Assessor - Collector's Report
- Exhibit C     Pape-Dawson Engineers Report
- Exhibit D     Quiddity Engineering Report
- Exhibit E     Resolution Requesting Appraisal of Property
- Exhibit F     Timeline for Unlimited Tax Bonds, Series 2026
- Exhibit G     Clark Condon Report
- Exhibit H     Operations Report
- Exhibit I     CPI Adjustment Letter
- Exhibit J     Lake Management Services Report
- Exhibit K     Champions Hydro-Lawn Report
- Exhibit L     Letter Agreement for Temporary Fuel Surcharge with Champions-Hydro-Lawn, Inc.
- Exhibit M     Records Destruction Request