

MONTGOMERY COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 205

MINUTES OF MEETING OF BOARD OF DIRECTORS

July 15, 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 July 15, 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, thus constituting a quorum.

Also present were Toto Ontowiryo 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"); Lorenzo Rivera and Kenya Cardenas of TPHTL HBL, LLC ("TPHTL"); Martin Murdock and Cameron Miller of Quiddity Engineering, LLC ("Quiddity"); Greg McGrath of McGrath & Co., PLLC ("McGrath"); Bill Cole and Girish Khetan, directors of Montgomery County Municipal Utility District No. 152A and 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. Cole addressed the Board regarding inquiries from residents regarding the differences between functions performed by the District and Montgomery County Municipal Utility District No. 152A, to which the Board and consultants responded. Ms. Miller noted that she would provide further explanation via email.

APPROVAL OF MINUTES

The Board considered approval of the draft minutes of the meeting of the Board of Directors held on June 17, 2026. After review and discussion of the minutes presented, Director Sinner moved that such minutes be approved, as written. Director Neuneker seconded said motion, which carried unanimously.

BOOKKEEPING REPORT

Mr. Ontowiryo presented to and reviewed with the Board the Bookkeeping Report July 15, 2026, a copy of which is attached hereto as **Exhibit A**. Following review and discussion, Director Sinner moved that the Bookkeeping Report be approved and that payment be authorized for the checks presented therein. Director Neuneker seconded the motion, which unanimously carried.

TAX ASSESSOR - COLLECTOR REPORT

Ms. Goin presented the Tax Assessor - Collector Report dated June 30, 2026, a copy of which is attached hereto as **Exhibit B**. Following review and discussion, Director Sinner moved that the Tax Assessor - Collector Report be approved, and that payment be authorized on the checks presented. Director Neuneker seconded the motion, which unanimously carried.

DELINQUENT TAX REPORT

Ms. Miller presented to and reviewed with the Board the Delinquent Tax Report, dated July 15, 2026, prepared by Perdue, Brandon, Fielder, Collins & Mott, L.L.P., the District's delinquent tax collection attorneys, a copy of which is attached hereto as **Exhibit C**. No action was taken by the Board at this time.

ENGINEER'S REPORT

Mr. Murdock presented to and reviewed with the Board the Engineer's Report, a copy of which is attached hereto as **Exhibit D**. He advised that a customer of the District requested temporary access along the District's drainage channel in order to construct a pool on their property. Following discussion, Director Lamza moved to deny the request. Director Geroge seconded the motion, which unanimously carried.

DEVELOPER'S REPORT

Mr. Rivera provided the Board with an update concerning development within the District.

ACKNOWLEDGEMENT OF NOTICE AND INDEMNITY

The Board next considered approval and execution of an Acknowledgement of Notice and Indemnity (the "Acknowledgement") relative to TPHTL's assignment of Utility Development Agreement receivables, a copy of which is attached hereto as **Exhibit E**. After discussion, Director Sinner moved that the Board approve the Acknowledgement and authorize the President to execute same on behalf of the District. Director Neuneker seconded the motion, which unanimously carried.

APPROVAL OF AUDIT RELATIVE TO THE PAYMENT OF PROCEEDS OF THE DISTRICT'S \$5,125,000 UNLIMITED TAX BONDS, SERIES 2026 (THE "BONDS")

The Board considered the approval of an audit report prepared by McGrath in connection with the issuance of the Bonds and the disbursement of the proceeds thereof. Mr. McGrath reviewed with the Board the draft audit report, a copy of which is attached hereto as **Exhibit F**. After review and discussion of the draft audit report, it was moved by Director Neuneker, seconded by Director Lamza and unanimously carried, that (i) the draft audit report prepared by McGrath be approved, and (ii) the Board authorize the disbursement of the proceeds of the Bonds in accordance with same, subject to the District's receipt of a Developer Receipt for said funds.

REVIEW, APPROVAL AND AUTHORIZATION OF THE FILING OF INTERNAL REVENUE SERVICE FORM 8038-G RELATIVE TO THE BONDS

The Board next considered the execution and filing of Internal Revenue Service Form 8038-G (the "Form") relative to the Bonds. After discussion, Director Neuneker moved that (i) the Form be approved and that the President be authorized to execute same on behalf of the Board and the District, and (ii) SPH be authorized and directed to file the Form with the Internal Revenue Service by the appropriate deadline. Director Lamza seconded said motion, which carried unanimously.

REVIEW AND DISCUSSION OF CORRESPONDENCE FROM BOND COUNSEL REGARDING EXPENDITURE AND INVESTMENT OF BOND PROCEEDS AND INTERNAL REVENUE SERVICE RESTRICTIONS ON SAME

Ms. Miller next presented to and reviewed with the Board correspondence from SPH, as Bond Counsel, regarding certain provisions of federal tax laws and regulations of the Internal Revenue Service pertaining to the expenditure and investment of proceeds of the Bonds, attached hereto as **Exhibit G**. She advised the Board that certain periodic reviews and reports are required to monitor compliance with the requirements set forth therein and that arbitrage rebate or yield reduction payments could be required based on said reviews and reports. Ms. Miller explained that the District's bookkeeper would monitor investment rates and that the District's financial advisor would review the debt service fund balance and coverage in connection with the annual tax rate recommendation. Ms. Miller advised the Board, however, that compliance with the requirements is ultimately the responsibility of the Board.

RATIFY ENROLLMENT IN BASEFUND

The Board next considered ratifying the District's enrollment in the BaseFund platform for closing of the Bonds and related payments, and the purchase of additional wire fraud insurance for same. Following discussion, Director Neuneker moved that the District's enrollment in BaseFund and the purchase of wire fraud insurance be ratified and approved in all respects. Director Lamza seconded the motion, which unanimously carried.

APPROVAL AND EXECUTION OF AMENDMENT TO THE DISTRICT INFORMATION FORM

Ms. Miller next presented to and discussed with the Board an Amendment to the District's District Information Form ("DIF") relative to the sale of the Bonds. After discussion regarding the amendment to the DIF, Director Neuneker moved that the amended DIF be approved, and that all Board members present be authorized to execute same on behalf of the Board and the District. Director Lamza seconded said motion, which carried unanimously.

CONSIDER AND ACT UPON ANY OTHER MATTERS IN CONNECTION WITH THE ISSUANCE OF THE BONDS

As the next order of business, the Board considered the approval of various documents to be executed on behalf of the District in connection with the closing of the sale of the Bonds. In that regard, Ms. Miller presented to and reviewed various closing documents with the Board, including the No-Litigation Certificate and the Federal Tax Certificate. Furthermore, she advised that the bond closing is scheduled for Tuesday, July 21, 2026. After discussion of the closing documents, it was moved by Director Neuneker, seconded by Director Lamza and unanimously carried, that the above-referenced documents be approved by the Board, that the President and Secretary be authorized to execute same on behalf of the Board and the District, and that SPH be authorized to deliver same, as appropriate, upon the closing of the Bonds.

TEXACLEAN REPORT

Mr. Garza next presented a maintenance report dated July 15, 2026, prepared by TexaClean for the Outfall Channel, Phase Two and Phase Three, as well as proposals for the installation of a grass line border in the amount of \$19,800, and a rock filter dam for Phase II in the amount of \$13,750, copies of which are attached hereto as **Exhibit H**. Following discussion, Director Sinner moved that the Board approve the proposals, as presented. Director Neuneker seconded the motion, which unanimously carried.

AMENDMENT OF ANNUAL MAINTENANCE SCHEDULE FOR WOODSON'S RESERVE CHANNEL

The Board deferred amendment of the annual maintenance schedule for Woodson's Reserve Channel until the next meeting.

ETHOSCAPES REPORT

Mr. Garcia presented a Detention and Drainage Facilities Report for July 2026, a copy of which is attached hereto as **Exhibit I**. No action was taken by the Board at this time.

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.

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.





Secretary, Board of Directors

List of Attachments to
Montgomery County Water Control and Improvement District No. 205
Minutes of Meeting of July 15, 2026

- Exhibit A Bookkeeping Report
- Exhibit B Tax Assessor - Collector's Report
- Exhibit C Delinquent Tax Attorney's Report
- Exhibit D Engineer's Report
- Exhibit E Acknowledgement of Notice and Indemnity
- Exhibit F Developer Reimbursement Audit
- Exhibit G Correspondence from Bond Counsel
- Exhibit H TexaClean Report; Proposals
- Exhibit I Detention and Drainage Facilities Report