

MINUTES  
MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 90

July 9, 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 9<sup>th</sup> day of July, 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 Todd Morgan 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 May 14, 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.

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 99.2% of the District's 2026 taxes were collected as of June 30, 2026. Following review and discussion, Director Cutlip moved to approve the tax assessor/collector's report and payment of the tax bills. Director D'Armond seconded the motion, which passed unanimously.

## AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES

Mr. Dechert presented and reviewed an Agreement for Professional Engineering Services with Pape Dawson. He noted that this replaces the current agreement with Costello, Inc., which has been acquired by Pape Dawson. Following review and discussion, Director D'Armond moved to approve the Agreement for Professional Engineering Services with Pape Dawson. 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 the Water, Sewer, and Drainage Facilities to serve Creighton Cove, Section 1, and stated that this project is complete.

Mr. Dechert updated the Board regarding construction of the Water, Sewer, and Drainage Facilities to serve Creighton Cove, Section 2, and stated that bids have been received. He recommended award to the lowest qualified bidder, Kenneth Lamb Construction Co., Ltd. ("KLC") in the amount of \$1,611,065.30. The Board concurred that, in its judgment, KLC was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project. Mr. Dechert then presented Change Order No. 1 to increase the contract with KLC in the amount of \$268,735.00. The Board determined that the Change Order is beneficial to the District.

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

Following review and discussion, Director D'Armond moved, based on the engineer's recommendation, to (1) approve the engineer's report; (2) award the recommended contract subject to receipt of the payment and performance bonds and review of the certificate of insurance and endorsements, if any, provided by the contractor, as appropriate; and (3) approve the recommended change order. Director Cutlip seconded the motion, which passed unanimously.

## DEVELOPMENT IN THE DISTRICT

Mr. Kupstas 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.

ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") SUMMER CONFERENCE, APPROVE REIMBURSEMENT OF ELIGIBLE EXPENSES, AND AUTHORIZE ATTENDANCE AT THE AWBD WINTER CONFERENCE

The Board discussed the AWBD summer conference. Ms. Scott noted the expenses were submitted in accordance with the District's travel guidelines, as appropriate. Following review and discussion, Director D'Armond moved to (1) approve reimbursement of eligible expenses for the summer conference; and (2) authorize all interested directors to attend the AWBD winter conference. 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. He reviewed a proposal to repair the blocking at the Silverdale Detention Pond for a cost of \$14,400.00. Discussion ensued regarding the material that is used to repair the blocking. Following review and discussion, the Board concurred to obtain other options for filling and repairing the blocking.

MEETING DATE

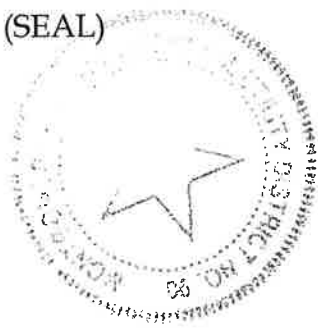
The Board concurred to hold the next regular meeting on August 13, 2026, at 11:00 a.m.

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



Secretary, Board of Directors

(SEAL)



LIST OF ATTACHMENTS TO MINUTES

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