

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 152A

MINUTES OF SPECIAL MEETING

July 15, 2026

The Board of Directors (the "Board") of Montgomery County Municipal Utility District No. 152A met in regular session, open to the public on July 15, 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
Girish Khetan	Assistant Secretary

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

Also present were Lorenzo Rivera of TPHTL HBL, LLC ("TPHTL"); Toto Ontowiryo of Municipal Accounts & Consulting, L.P. ("MAC"); Robin Goin of BLICO Inc. ("BLICO"); Cameron Miller and Martin Murdock of Quiddity Engineering, LLC ("Quiddity"); James Parker of Pape-Dawson Engineers, LLC ("Pape-Dawson"); Dana Hollingsworth of Municipal District Services, L.L.C. ("MDS"); Greg Lentz 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"); Stefani Lamza, and Jomy George, Directors of Montgomery County Water Control and Improvement District No. 205 and residents of the District; and Diana Miller and Jennifer Spears of Schwartz, Page & Harding, L.L.P. ("SPH").

PUBLIC COMMENTS

The Board opened the meeting for public comments.

APPROVAL OF MINUTES

The Board reviewed the draft minutes of its meeting held on June 16, 2026. Following discussion of the minutes presented, Director Selber moved that such minutes of the June 16, 2026, Board of Directors meeting be approved, as written. Director Cole seconded said 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 A**. Ms. Hollingsworth recommended that the Board write off one (1) account deemed uncollectible in the total amount of \$39.46. Following discussion, Director Brown moved to (i) approve the Operations Report, as presented, (ii) authorize MDS to terminate

water service to delinquent accounts in accordance with the District's Rate Order, and (iii) to authorize MDS to write off the account deemed uncollectible in the total amount of \$39.46. Director Khetan seconded the motion, which unanimously carried.

Ms. Hollingsworth advised that the District is subject to the National Primary Drinking Water Regulation ("NPDWR") requirements and that MDS has implemented an initial monitoring schedule which complies with the NPDWR's timeline, a copy of which is included with **Exhibit A**. Following discussion, the Board concurred that MDS proceed with the initial monitoring schedule to commence no later than July 31, 2026.

AMENDMENT OF DISTRICT RATE ORDER

The Board then discussed an amendment of the District's Rate Order to reflect the Best Trash consumer price index increase. Ms. Hollingsworth and Ms. Miller discussed the components of the District's rate order and the water and sanitary sewer rates of surrounding district. A comparison chart prepared by MDS is included in **Exhibit A**. Following discussion, the Board directed MDS and MAC to evaluate the District's water and sanitary sewer rates and concurred to defer action on this agenda item until next month.

BOOKKEEPING REPORT

Mr. Ontowiryo then presented to and reviewed with the Board the Bookkeeping Report dated July 15, 2026, a copy of which is included hereto as **Exhibit B**. Following review and discussion, Director Selber 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 June 30, 2026, a copy of which is attached hereto as **Exhibit C**. Following review and discussion, Director Selber 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 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., ("Perdue Brandon") the District's delinquent tax collection attorney, a copy of which is attached hereto as **Exhibit D**. Ms. Miller noted that no Board action was necessary in connection with any of the accounts reflected in the report.

MATTERS RELATED TO ISSUANCE OF THE DISTRICT'S \$22,000,000 UNLIMITED TAX BONDS, SERIES 2026 (THE "BONDS"):

APPROVE PRELIMINARY OFFICIAL STATEMENT AND OFFICIAL NOTICE OF SALE

Mr. Lentz presented to and reviewed with the Board a proposed form of Official Notice of Sale and Preliminary Official Statement in connection with the Bonds, copies of which are attached hereto as **Exhibit E**. Following discussion, Director Selber moved that, subject to SPH's final review, such offering materials be approved, completed, and distributed in anticipation of the sale of the Bonds on August 19, 2026, and that such Preliminary Official Statement be deemed to be final for all purposes with the exception of any additional materials or information relating to subsequent material events, offering prices, interest rates, selling compensation, identity of the underwriters, aggregate principal amounts and other similar information, terms and provisions to be specified in the competitive bidding process. Director Khetan seconded the motion, which unanimously carried.

AUTHORIZE DISTRICT'S FINANCIAL ADVISOR TO ADVERTISE FOR THE SALE OF THE BONDS

The Board considered authorizing Masterson to advertise for the sale of the Bonds. Following discussion, Director Selber moved that the Board authorize Masterson to advertise for the sale of the Bonds, in accordance with the Notice of Sale with bids to be received by Masterson on behalf of the Board on August 19, 2026. Director Khetan seconded said motion, which unanimously carried.

DESIGNATION OF PAYING AGENT/REGISTRAR IN CONNECTION WITH THE ROAD BONDS

The Board considered the designation of a Paying Agent/Registrar in connection with the Bonds. Ms. Miller noted that The Bank of New York Mellon Trust Company, N.A. has submitted a proposal relative to paying agent/registrar services for said bond issue. After discussion on the matter, Director Selber moved that the Board accept the proposal received from The Bank of New York Mellon Trust Company, N.A. for paying agent/registrar services and that The Bank of New York Mellon Trust Company, N.A. be designated as Paying Agent/Registrar in connection with the Bonds. Director Khetan seconded the motion, which unanimously carried.

AUTHORIZE BOOKKEEPER TO ISSUE WIRE FOR ATTORNEY GENERAL'S FEES

The Board considered authorizing the District's bookkeeper to prepare a wire transfer for payment of the Attorney General's fees in connection with the review of the transcript of proceedings relative to the Bonds. After discussion on the matter, Director Selber moved that the District's bookkeeper be authorized to issue a wire payable to the Attorney General of Texas in

connection with the review of the transcript of proceedings relative to the Bonds. Director Khetan seconded said motion, which unanimously carried.

AUTHORIZE USE OF BASE FUND PORTAL FOR CLOSING, INCLUDING DISCUSSION REGARDING PURCHASE OF TRANSACTION WIRE-FRAUD INSURANCE

Mr. Lentz next discussed the use of the BaseFund portal, a program used by the District's designated Paying Agent at bond closing to securely collect wiring information and authorize distribution funds. Mr. Lentz then advised the Board of the program cost of \$500.00 per bond transaction. He additionally noted that insurance can be purchased by the District for coverage during bond transactions, and advised of the various coverage levels based on the par amount of the bonds, and noted that for this bond issue, the insurance cost would be \$2,500. After discussion on the matter, Director Selber moved to authorize the use of the BaseFund portal and the purchase of additional wire-fraud insurance for the closing of the Bonds. Director Khetan seconded said motion, which unanimously carried.

Ms. Hollingsworth exited the meeting at this time.

ENGINEERS' REPORT

Mr. Parker presented an Engineer's Report prepared by Pape-Dawson dated July 15, 2026 ("Pape-Dawson Report"), a copy of which is attached hereto as **Exhibit F**. Mr. Parker recommended that the Board accept the conveyances of water, sanitary sewer, drainage and paving facilities to serve Townsen Boulevard Phase 2 by Fellers & Clark and Woodson's Reserve, Section 29 by Bay Utilities LLC.

Mr. Murdock presented an Engineer's Report prepared by Quiddity dated July 15, 2026, ("Quiddity Report"), a copy of which is attached hereto as **Exhibit G**. Mr. Murdock recommended that the Board accept the conveyances of water, sanitary sewer, drainage and paving facilities to serve Woodson's Reserve, Sections 31 and 32 by Northtex Construction, LLC, and Grand Oaks Commercial by TMW All Services, LLC.

Following review and discussion, it was moved by Director Selber, seconded by Director Cole, 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, including the acceptance of the conveyances of utility facilities for water, sanitary sewer, drainage and paving facilities for Townsen Boulevard Phase 2; Woodson's Reserve, Section 29; Woodson's Reserve, Sections 31 and 32; and Grand Oaks Commercial.

DEVELOPER'S REPORT

Mr. Rivera reported on the status of development within the District.

LANDSCAPE ARCHITECT'S REPORT

Ms. Larimore next presented the Landscape Architect Report prepared by Clark Condon, dated as of July 15, 2026 ("Clark Condon Report"), a copy of which is attached hereto as **Exhibit H**, including the pay applications listed therein. Following review of the Clark Condon Report, Director Selber moved to (i) approve the Clark Condon Report as presented, and (ii) authorize payment and approval of the pay applications listed therein. Director Khetan seconded the motion, which unanimously carried.

DRAINAGE FACILITIES MAINTENANCE REPORTS FROM ETHOSCAPES D/B/A CHAMPIONS HYDRO-LAWN AND LAKE MANAGEMENT SERVICES

Mr. Garcia presented to and reviewed with the Board a Detention and Drainage Facilities Report dated July 2026, a copy of which is attached hereto as **Exhibit I**. Director Cole noted that there was an erosion issue around Detention Pond A due to dirt bike activity. Mr. Garcia advised that Champions would prepare a proposal for the installation of signage prohibiting unauthorized vehicles designed and present same to the Board at the next meeting. Mr. Garcia noted no action was needed from the Board at this time.

LAKE MANAGEMENT SERVICES REPORT

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

ANNUAL CYBERSECURITY TRAINING COMPLIANCE

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 of the 2026 compliance year.

ATTORNEY'S REPORT

Ms. Miller advised that she had nothing of a legal nature to report that was not previously covered under another agenda item.

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 Selber, seconded by Director Khetan, and unanimously carried, the meeting was adjourned.





Secretary, Board of Directors

List of Attachments to
Montgomery County Municipal Utility District No. 152A
Minutes of Meeting of July 15, 2026

Exhibit A	Operations Report
Exhibit B	Bookkeeping Report
Exhibit C	Tax Assessor - Collector's Report
Exhibit D	Delinquent Tax Report
Exhibit E	Market Analysis; Official Notice of Sale and Preliminary Official Statement
Exhibit F	Pape-Dawson Engineers Report
Exhibit G	Quiddity Engineering Report
Exhibit H	Clark Condon Report
Exhibit I	Ethoscapes Report
Exhibit J	Lake Management Services Report