

MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 152A

MINUTES OF SPECIAL MEETING

August 19, 2026

The Board of Directors (the "Board") of Montgomery County Municipal Utility District No. 152A met in regular session, open to the public on August 19, 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 Director Selber, thus constituting a quorum.

Also present were Wunmi Onile-Ere of TPHTL HBL, LLC ("TPHTL"); Toto Ontowiryo of Municipal Accounts & Consulting, L.P. ("MAC"); Robin Goin of BLICO Inc. ("BLICO"); Cameron Miller of Quiddity Engineering, LLC ("Quiddity"); Rebecca Marcucci and Kenzi Morre of Municipal District Services, L.L.C. ("MDS"); Spencer Day of Masterson Advisors LLC ("Masterson"); John Rocha and Lenny Hardoin of Champions Hydro-Lawn, Inc. d/b/a Ethoscapes ("Ethoscapes"); Jake Martinez of Clark Condon Associates, Inc. ("Clark Condon"); Greg McGrath of McGrath & Co., PLLC; Vinoth Sankarapani and Jomy George, residents of the District; and Howard Cohen and Jennifer Spears of Schwartz, Page & Harding, L.L.P. ("SPH"). Director Selber and James Parker of Pape-Dawson Engineers, LLC ("Pape-Dawson") entered the meeting later as noted below.

PUBLIC COMMENTS

The Board opened the meeting for public comments.

APPROVAL OF MINUTES

The Board reviewed the draft minutes of its meeting held on July 15, 2026. Following discussion of the minutes presented, Director Brown moved that such minutes of the July 15, 2026, Board of Directors meeting be approved, as written. Director Farrell seconded said motion, which unanimously carried.

RECEIVE BIDS FOR PURCHASE OF THE DISTRICT'S \$22,000,000 UNLIMITED TAX BONDS, SERIES 2026 (THE "BONDS"):

As the next order of business, it was announced that, pursuant to notice published as required by law, public bids for the sale of the District's Bonds were to be received at this time and place. Mr. Day announced that three (3) bids for the Bonds had been received electronically, and

presented the Bid Summary and Pricing Book attached hereto as **Exhibit A**. Mr. Day reported that (i) the lowest qualified bid for the Bonds was submitted by SAMCO Capital Markets, Inc. ("SAMCO"), at a net effective interest rate of 4.770211%. After a discussion of the bids received, Director Farrell moved that the Board accept the bid of SAMCO, for the purchase of the Bonds, and that the accompanying TEC Form 1295 be accepted and acknowledged. Director Khetan seconded said motion, which unanimously carried.

BOND ORDER

Mr. Cohen presented to the Board the Order authorizing the issuance, sale and delivery the Bonds. He reviewed various provisions of the Order with the Board, a copy of which is attached hereto as **Exhibit B**. After further discussion, it was duly moved by Director Farrell, seconded by Director Khetan, and unanimously carried that the Order presented be passed and adopted and that the President be authorized to execute the Order and the Secretary to attest same on behalf of the Board and District.

DISTRIBUTION OF FINAL OFFICIAL STATEMENT

As the next order of business, the Board discussed preparation of the Final Official Statement in connection with the Bonds. After further discussion of the matter, Director Farrell moved that Masterson be authorized to complete the Final Official Statement, dated as of the date hereof, and that said Final Official Statement be adopted by the Board and District. Director Khetan seconded said motion, which carried unanimously.

PAYING AGENT/REGISTRAR AGREEMENT WITH THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A.

The Board next considered and reviewed a Paying Agent/Registrar Agreement ("Agreement") by and between the District and The Bank of New York Mellon Trust Company, N.A. ("BNY"), relative to the Bonds. Mr. Cohen reviewed the various provisions of the Agreement with the Board and noted that BNY has indicated that it is a publicly traded business and, therefore, are not required to file TEC Form 1295. After further discussion of the Agreement, Director Farrell moved that the Agreement be approved, and that the President be authorized to execute the Agreement on behalf of the Board and District. Director Khetan seconded said motion, which carried unanimously.

OTHER MATTERS CONCERNING THE BONDS

As the next order of business, the Board considered acting upon any other matters relative to the Bonds. Mr. Cohen presented to and reviewed with the Board the General Certificate, Signature Identification and No-Litigation Certificate with Letter of Instruction to the Attorney General of Texas, and the initial bonds. Following discussion, Director Farrell moved that the above documentation be approved and that the Board authorize SPH to handle all matters relative to the sale of the Bonds and in obtaining approval of the Attorney General of Texas for issuance of the Bonds. Director Khetan seconded said motion, which unanimously carried.

ENGAGEMENT OF AN AUDITOR FOR PREPARATION OF AUDIT OF PAYMENTS TO THE DEVELOPER OUT OF THE PROCEEDS OF THE BONDS

Mr. Cohen next advised that a reimbursement audit will need to be completed for distribution of the proceeds of the Bonds. In connection therewith, Mr. Cohen presented to and reviewed with the Board an engagement letter, on behalf of McGrath & Co., PLLC, for the preparation of said reimbursement audit for the Bonds, a copy of which is attached hereto as **Exhibit C**. After discussion, Director Farrell moved that McGrath be engaged to prepare the reimbursement audit for the Bonds, and that SPH be authorized to acknowledge the Texas Ethics Commission Form 1295 submitted by McGrath in connection therewith. Director Khetan seconded said motion, which unanimously carried.

USE OF BASEFUND PORTAL FOR CLOSING AND PURCHASE OF TRANSACTION WIRE FRAUD INSURANCE

Mr. Day next discussed the use of the BaseFund portal for the closing of the Series 2026 Bonds. In connection therewith, Mr. Day advised the Board that the BaseFund portal is a program used by the District's designated Paying Agent at bond closing to securely collect wiring information and authorize the distribution of funds. He noted the program cost of \$500.00 per bond transaction. Mr. Day further advised the Board that insurance can be purchased by the District for additional coverage during bond transactions and reviewed the various coverage levels based on the par amount of the bonds. Following discussion, Director Farrell moved to authorize (i) the use of the BaseFund portal for the closing of the Series 2026 Bonds, and (ii) the purchase of additional wire-fraud insurance for the closing of the Series 2026 Bonds at the cost of \$2,500. Director Khetan seconded said motion, which unanimously carried.

Director Selber and Mr. Parker entered the meeting at this time.

BOOKKEEPING REPORT

Mr. Ontowiryo then presented to and reviewed with the Board the Bookkeeping Report dated August 19, 2026, a copy of which is attached hereto as **Exhibit D**. Following review and discussion, Director Farrell moved that the Bookkeeping Report be approved and that payment be authorized for the checks presented. Director Selber seconded the motion, which unanimously carried.

Mr. Ontowiryo then presented for the Board's consideration a proposed operating budget for the District's fiscal year ending August 31, 2027, a copy of which is attached hereto as **Exhibit E**. Following review and discussion, Director Farrell moved that the proposed budget be revised to (i) reflect a base residential wastewater charge of \$50.96 per month, and (ii) include annual security expenses of \$36,000, and that the budget be approved as revised. Director Khetan seconded the motion, which unanimously carried.

ENGAGEMENT OF AUDITOR

The Board considered the engagement of an auditor to prepare the District's audit report for the fiscal year ending August 31, 2026. Mr. McGrath presented to and reviewed with the Board

a proposal from McGrath, a copy of which is attached hereto as **Exhibit F**. He advised that McGrath's estimated fee for the preparation of said audit is \$18,000. Mr. Cohen reported to the Board that McGrath has filed a Texas Ethics Commission ("TEC") Form 1295 with the TEC and has provided the District with a copy of said form. Following discussion, Director Farrell moved that (i) the proposal for preparation of the District's audit report for fiscal year ending August 31, 2026, from McGrath be approved, and the President be authorized to execute same on behalf of the District, (ii) McGrath's TEC Form 1295 be accepted, and (iii) SPH be authorized to acknowledge the District's receipt of same with the TEC. Director Selber seconded the motion, which unanimously carried.

TAX ASSESSOR - COLLECTOR REPORT

Ms. Goin presented the Tax Assessor - Collector Report dated July 31, 2026, a copy of which is attached hereto as **Exhibit G**. 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 Farrell seconded the motion, which unanimously carried.

AMENDED AND RESTATED AGREEMENT FOR SERVICES OF TAX ASSESSOR-COLLECTOR WITH BOB LEARED INTERESTS

The Board next considered an Amended and Restated Agreement for Services of Tax Assessor-Collector (the "Agreement") with BLICO. In this regard, Ms. Goin presented to and reviewed with the Board the terms and conditions of the Agreement, including the new pricing structure set forth therein. After discussion, Director Farrell moved to approve the Agreement and authorize SPH to accept and acknowledge the related TEC Form 1295 on behalf of the District. Director Selber seconded the motion, which carried unanimously.

FINANCIAL ADVISOR REPORT AND PROPOSED 2026 TAX RATE

Mr. Cohen reported that the District has not yet received a complete certified appraisal roll from Montgomery Central Appraisal District and recommended that the Board defer consideration of the proposed 2026 tax rate until its next meeting. The Board concurred to defer consideration of the proposed 2026 tax rate.

DELINQUENT TAX ATTORNEY REPORT

Mr. Cohen 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 & Mott, L.L.P. ("PBFCM"). Mr. Cohen then reminded the Board that PBFCM provides written reports on a quarterly basis and stated the next report is expected September 2026.

ENGINEERS' REPORT

Mr. Parker presented an Engineer's Report prepared by Pape-Dawson dated August 19, 2026 ("Pape-Dawson Report"), a copy of which is attached hereto as **Exhibit H**.

Mr. Miller presented an Engineer's Report prepared by Quiddity dated August 19, 2026, ("Quiddity Report"), a copy of which is attached hereto as **Exhibit I**.

Following review and discussion, it was moved by Director Brown, seconded by Director Selber, and unanimously carried that the Quiddity Report and Pape-Dawson Report and all action items listed therein, be approved, as recommended by Quiddity and Pape-Dawson.

DEVELOPER'S REPORT

Ms. Onile-Ere reported on the status of development within the District.

LANDSCAPE ARCHITECT'S REPORT

Mr. Martinez next presented the Landscape Architect Report prepared by Clark Condon, dated as of August 19, 2026 ("Clark Condon Report"), a copy of which is attached hereto as **Exhibit J**, 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.

OPERATOR'S REPORT

Ms. Marcucci presented an Operations Report prepared by MDS, a copy of which is attached hereto as **Exhibit K**. Following discussion, Director Farrell moved to (i) approve the Operations Report, as presented, and (ii) authorize MDS to terminate water service to delinquent accounts in accordance with the District's Rate Order. Director Selber seconded the motion, which unanimously carried.

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, and reduction in the residential sanitary sewer rate. Ms. Marcucci presented a rate impact analysis and a comparison chart reflecting varying sanitary sewer rates' effects on the District's budget and reserves, copies of which are included in **Exhibit L**.

Following discussion Director Brown moved (i) implement a residential sanitary sewer rate to \$50.96, (ii) adopt the amended Rate Order attached hereto, as **Exhibit M**, and (iii) revoke all prior Rate Orders adopted by the Board. Director Khetan seconded the motion, which unanimously carried.

DRAINAGE FACILITIES MAINTENANCE REPORTS FROM ETHOSCAPES AND LAKE MANAGEMENT SERVICES

Mr. Rocha presented to and reviewed with the Board a Detention and Drainage Facilities Report prepared by Ethoscapes dated August 2026, a copy of which is attached hereto as **Exhibit N**. Mr. Rocha then presented and reviewed with the Board a proposed

Annual Maintenance Budget for 2026-2027, a copy of which is included in **Exhibit N**. Mr. Rocha further presented a proposal, in the amount of \$2,390.00 to install an updated "No Trespassing" sign that includes additional warnings regarding prohibited vehicles within Detention Pond A. Following discussion, Director Cole moved to (i) approve the 2026-2027 Annual Maintenance Budget, (ii) approve the proposal for the replacement and installation of the "No Trespassing" sign at Detention Pond A, and (iii) authorize SPH to accept and acknowledge the related TEC Forms 1295 on behalf of the District. Director Selber seconded the motion, which unanimously carried.

LAKE MANAGEMENT SERVICES REPORT

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

CYBERSECURITY TRAINING

Mr. Cohen reminded the Board that each director is required to complete cybersecurity training prior to August 31 each year. The Board noted that each director has notified the board of his or her completion of a certified cybersecurity training program for the 2026 compliance year.

ATTORNEY'S REPORT

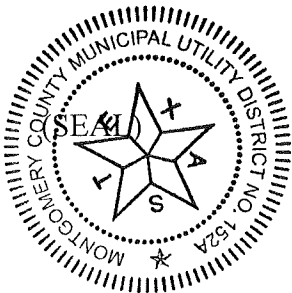
Mr. Cohen advised that he had nothing of a legal nature to report that was not previously covered under another agenda item.

FUTURE AGENDA

The Board noted that its next meeting will be on Tuesday, September 15, 2026, at 12 p.m. at 4125 Waterbend Cove, Spring, Texas, 77386.

ADJOURNMENT

There being no further business to come before the Board, on motion made by Director Cole, seconded by Director Brown, and unanimously carried, the meeting was adjourned.




Assistant Secretary, Board of Directors

List of Attachments to
Montgomery County Municipal Utility District No. 152A
Minutes of Meeting of August 19, 2026

Exhibit A	Bid Summary and Pricing Book
Exhibit B	Bond Order – Series 2026 Bonds
Exhibit C	Engagement Letter for Preparation of Reimbursement Audit – Series 2026 Bonds
Exhibit D	Bookkeeping Report dated August 19, 2026
Exhibit E	Operating Budget for Fiscal Year Ending August 31, 2027
Exhibit F	Accepted Proposal from McGrath & Co., PLLC
Exhibit G	Tax Assessor - Collector's Report
Exhibit H	Pape-Dawson Engineers Report
Exhibit I	Quiddity Engineering Report
Exhibit J	Clark Condon Report
Exhibit K	Operations Report
Exhibit L	Water and Sewer Rate Analysis
Exhibit M	Rate Order
Exhibit N	Ethoscapes Report
Exhibit O	Lake Management Services Report