

MINUTES
MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 90

August 13, 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 13th day of August, 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, thus constituting a quorum.

Also attending the meeting were 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 Jolee Sepulvado of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

There were no public comments.

MINUTES

The Board considered approving the minutes of July 9, 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 99.32% of the District's 2025 taxes were collected as of July 31, 2026. Following review and discussion, Director Cutlip moved to approve the tax assessor/collector's report and payment of the tax bills. Director Ripple seconded the motion, which passed unanimously.

DISCUSS 2026 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING REGARDING ADOPTION OF TAX RATE

The Board considered the District's 2026 tax rate. Mr. Eustis distributed and reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a 2026 water, sewer, and drainage debt service tax rate of \$0.48 per \$100 of assessed valuation, based on the District's initial 2026 certified value of \$289,612,179. A copy of the debt service tax rate analysis is attached. The Board then discussed the District's operation and maintenance tax rate. Mr. Pagan discussed the two-step process for setting the District's tax rate.

Following review and discussion, Director Cutlip moved to (1) set the public hearing date for September 10, 2026; and (2) authorize the tax assessor/collector to publish notice in the Conroe Courier of the District's meeting on September 10, 2026, to set the proposed 2026 total tax rate of \$0.55 per \$100 of assessed valuation, with \$0.48 allocated for debt service on water, sewer, and drainage bonds, and \$0.07 allocated for operations and maintenance. Director Ripple 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 construction of the Water, Sewer, and Drainage Facilities to serve Creighton Cove, Section 2.

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

Mr. Dechert requested that the Board authorize him to begin preparing bond application no. 7.

Following review and discussion, Director D'Armond moved, based on the engineer's recommendation, to (1) approve the engineer's report; and (2) authorize the engineer to begin preparing bond application no. 4. 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.

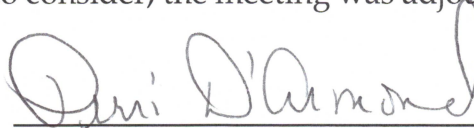
REPORT FROM STORM WATER SOLUTIONS

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 September 10, 2026, at 11:00 a.m.

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



Secretary, Board of Directors

(SEAL)

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