

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 157

Minutes of Meeting of Board of Directors

August 25, 2026

The Board of Directors ("Board") of Harris County Municipal Utility District No. 157 ("District") met at 2727 Allen Parkway, Suite 1100, Houston, Harris County, Texas, on August 25, 2026 in accordance with the duly posted notice of the meeting, with a quorum of directors present as follows:

Leonard Spearman, President
Perla I. Flores, Vice President
Jason Valenzuela, Director

and the following absent:

Betty Niblett, Secretary

Also present were Ms. Pamela Redden of McLennan & Associates, LP; Mr. Lee Crenshaw of Municipal District Services; Ms. Patty Rodriguez of Bob Leared Interests; Ms. Keli Schroeder of BGE, Inc.; Ms. Karen Sears of Storm Water Solutions; Ms. Sandra Lopez of Masterson Advisors; Ms. January Garcia and Ms. Agnes Sibayan, residents of the District; Ms. Terese Wahl of Smith, Murdaugh, Little & Bonham, L.L.P. and Mr. James D. Bonham, attorney for the District by teleconference.

The President called the meeting to order and declared it open for such business as might properly come before the Board.

1. The Board reviewed the minutes of the meeting of July 21, 2026, and upon unanimous vote, the minutes were accepted and approved.

2. The Board then considered the election of officers and by acclamation the Board elected Mr. Jason Valenzuela as Vice President and Ms. Perla I. Flores as Secretary. Mr. Leonard Spearman would continue in the office of President and Ms. Betty Niblett will hold the office of Director.

3. The Board then recognized Ms. Sandra Lopez who presented the Preliminary Official Statement and Official Notice of Sale for the District's Series 2026 Bonds. The Board received information on the bond market and reviewed the documents including the costs of issuance and projects intended. Upon unanimous vote, the Preliminary Official Statement and Official Notice of Sale were approved by the Board.

4. President Spearman requested that the residents in attendance, Ms. January Garcia and Ms. Agnes Sibayan, introduce themselves and converse with the Board about their qualifications and interest in the vacant Board position. Following the introduction, the Board considered filling the vacancy. Following discussion and by motion, second and

unanimous vote, the Board approved appointing Ms. January Garcia to fill the current vacant position. It was also decided that Ms. Agnes Sibayan would fill a future vacancy.

5. Ms. Pamela Redden presented the bookkeeper's report reflecting activity in all accounts including the wastewater treatment plant account. Wires are being prepared for the District's September 1 debt service payments. The Board considered invoices presented by the bookkeeper and a schedule of District investments. The Board also reviewed the comparison of actual versus budgeted revenues and expenditures for the general fund and wastewater treatment plant account for the fiscal year ending December 31, 2026. After review and discussion, upon unanimous vote, the Board approved the bookkeeper's report and the checks listed thereon.

6. Ms. Patty Rodriguez presented the tax assessor/collector's report reflecting the District's 2025 taxes to be 98.4% collected. The Board reviewed activity in the tax account and a schedule of delinquent taxes. It was also reported that the District's estimated value has been reduced this year. Upon motion duly made, seconded, and unanimously carried, the Board approved the tax assessor/collector's report and the checks drawn on the tax account.

The tax assessor/collector informed the Board that she will be presenting an amendment to the contract with BILCO next month.

7. The Resolution (1) Finding District to be Low Tax Rate, Developed, Developing, or Developed District in a Declared Disaster Area, (2) Calling Public Hearing on 2026 Tax Rate, and (3) Authorizing Tax Assessor-Collector to Prepare and Publish Notice of the Public Hearing was tabled for receipt of certified values and the tax rate discussion.

8. Mr. Lee Crenshaw presented the operator's report reflecting the total connections in the District to be 4,170. The Board reviewed the regulatory information in the report and the water production and consumption data reflecting 98.07% of the water pumped during the previous month had been accounted for. The operator reported on the operation of the water plants and the wastewater treatment plant and reviewed with the Board the required repairs and maintenance to the District's facilities. The Board also reviewed the billing and collections data which appear in the report. After discussion, upon unanimous vote, the Board approved the operator's report including all action items and authorized termination of service to all customers with delinquent accounts in accordance with the District's Rate Order.

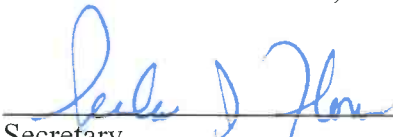
9. Ms. Keli Schroeder presented the engineer's report. She also reported that once the bond issue closes, the Board should discuss the order of projects to be completed which are included to be funded therein. After discussion by the Board, upon unanimous vote, the Board approved the engineer's report.

10. Ms. Karen Sears of Storm Water Solutions presented a report on the maintenance of all properties managed by Storm Water Solutions. Ms. Sears also presented a proposal for the oil, grit, and trash chamber annual cleanout, which the Board approved. The Board also requested that annual items be included in the yearly budget. She also provided photos of several stacks of tires that were dumped along the ditch in the flood control area. The

engineer offered to contact Harris County Flood Control District related to the cleanup. After discussion, the Board approved the Storm Water Solutions report.

11. With respect to additional business, it was reported that Texas Commission on Environmental Quality has approved the District's surplus funds application and the project for chlorine bleach conversion may proceed.

There being no further business to come before the Board, the meeting was adjourned.


Secretary

HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 157

NOTICE OF PUBLIC MEETING

Notice is hereby given to all interested members of the public that the Board of Directors of the captioned district will hold a public meeting at **2727 Allen Parkway, Suite 1100, Houston, Texas 77019.**

The meeting will be held at **12:00 p.m. on Tuesday, August 25, 2026.**

The subject of the meeting is to receive public comment on, consider and act on the following:

1. Minutes of Board of Directors Meeting(s)
2. Election of Officers
3. Preliminary Official Statement for Series 2026 Bonds
4. Bookkeeper's Report; Checks and Invoices; Investment of District Funds; Investment Policy; Depository Pledge Agreement(s)
5. Tax Assessor/Collector's Report; Invoices and Checks; Delinquent Tax Collections; Investment of District Funds; Tax Rate; Tax Exemptions; Tax Assessor's Contract
6. Resolution (1) Finding District to be Low Tax Rate, Developed, Developing, or Developed District in a Declared Disaster Area, (2) Calling Public Hearing on 2026 Tax Rate, and (3) Authorizing Tax Assessor-Collector to Prepare and Publish Notice of the Public Hearing
7. Operator's Report; Operation, Maintenance, and Repair of District Facilities; Water Quality Report; Waste Discharge Permit; Customer Appeals; Rate Order; Termination of Service on Delinquent Accounts
8. Engineer's Report; Design of Facilities; Advertisement for Bids; Construction Contract(s), Pay Estimate(s), and Change Order(s); Utility Commitments; Annexation of Land; Permit Matters; Proposal(s)
9. Storm Water Management Report
10. Other Matters: Order Appointing Director; Travel and Reimbursement Policy; Insurance; Consultant Contracts; Solid Waste Collection Contract; Contract for Electric Power; Arbitrage Compliance; Engage Auditor; Audit Report; Application to Texas Commission on Environmental Quality; Drought Contingency Plan; Water Conservation Plan; Continuing Disclosure; Issuance of Bonds; Elections; Contract for Law Enforcement Services
11. Pending Business



James D. Bonham, Attorney for the District