MONTGOMERY COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 205

MINUTES OF MEETING OF BOARD OF DIRECTORS
August 19, 2026

The Board of Directors (the "Board") of Montgomery County Water Control and Improvement District No. 205 (the "District") met in regular session, open to the public, on August 19, 2026, in accordance with the duly posted Notice of Public Meeting. Members of the public were also permitted to attend the meeting by telephone conference. The roll was called of the duly constituted officers and members of the Board, to-wit:

Erica Sinner, President
Alene Frey, Vice President
Dana Neuneker, Secretary
Stefani Lamza, Assistant Secretary
Jomy George, Assistant Secretary

and all of said persons were present with the exception of Directors Sinner and Frey, thus constituting a quorum.

Also present were Toto Ontowiryo of Municipal Accounts & Consulting, L.P. ("MAC"); Robin Goin of BLICO Inc. ("BLICO"); John Rocha and Lenny Hardoin of Champions Hydro-Lawn, Inc. d/b/a Ethoscapes ("Ethoscapes"); Rick Garza of TexaClean Services, LLC ("TexaClean"); Wunmi Onile-Ere of TPHTL HBL, LLC ("TPHTL"); Cameron Miller of Quiddity Engineering, LLC ("Quiddity"); Greg McGrath of McGrath & Co., PLLC ("McGrath"); Bill Cole and Girish Khetan, directors of Montgomery County Municipal Utility District No. 152A and residents of the District; Tegan Young, member of the public; and Howard Cohen and Kris Eddlemon of Schwartz, Page & Harding, L.L.P. ("SPH").

Vinoth Sankarapani, resident of the District, entered the meeting later as noted below.

In the absence of the President and Vice President, Director Lamza was appointed President Pro-Tem, called the meeting to order and declared it open for such business as might regularly come before the Board.

PUBLIC COMMENTS

The Board opened the meeting for public comments. There were no comments from the public at this time.

APPROVAL OF MINUTES

The Board considered approval of the draft minutes of the meeting of the Board of Directors held on July 15, 2026. After review and discussion of the minutes presented, Director Lamza moved that such minutes be approved, as written. Director George seconded said motion, which carried unanimously.

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 A**. He advised that the 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 Lamza 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 Pro Tem be authorized to execute same on behalf of the District, and (ii) McGrath's TEC Form 1295 be accepted, and SPH be authorized to acknowledge the District's receipt of same with the TEC. Director George seconded the motion, which unanimously carried.

BOOKKEEPING REPORT

Mr. Ontowiryo presented to and reviewed with the Board the Bookkeeping Report dated August 19, 2026, a copy of which is attached hereto as **Exhibit B**. Mr. Ontowiryo also presented for the Board's consideration a proposed operating budget for the fiscal year ending August 31, 2027, a copy of which is included with **Exhibit B**. The Board requested that the line item for drainage channel maintenance be increased by $10,000 and the mowing line item be increased by $21,000. Following review and discussion, Director Lamza moved that (i) the Bookkeeping Report be approved and that payment be authorized for the checks presented, and (ii) the proposed budget for the fiscal year ending August 31, 2027, be approved, as revised. Director Neuneker 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 C**. Following review and discussion, Director Lamza moved that the Tax Assessor - Collector Report be approved, and that payment be authorized on the checks presented. Director George 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, a copy of which is attached hereto as **Exhibit D**. 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 Lamza moved to approve the Agreement and authorize SPH to accept and acknowledge the related TEC Form 1295 on behalf of the District. Director Neuneker seconded the motion, which carried unanimously.

DELINQUENT TAX 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 and Mott, L.L.P. ("PBFCM"). He reminded the Board that PBFCM provides written reports on a quarterly basis and stated the next report would be presented in October 2026.

Mr. Sankarapani entered the meeting at this time.

FINANCIAL ADVISOR REPORT AND PROPOSED 2026 TAX RATE

Mr. Cohen advised that the District has not yet received the certified appraisal roll for the 2026 tax year from Montgomery Central Appraisal District and recommended that the Board defer consideration of the proposed 2026 tax rate until its next meeting. The Board proposed to hold the next meeting at the Woodson's Reserve Community Center on September 15, 2026, at 11:00 a.m., pending confirmation of a quorum of the Board.

ENGINEER'S REPORT

Mr. Miller advised he has nothing new to report to the Board on behalf of Quiddity at this time.

DEVELOPER'S REPORT

Ms. Onile-Ere provided the Board with an update concerning development within the District.

ETHOSCAPES REPORT

Mr. Rocha introduced himself and Mr. Hardoin to the Board and presented a Detention and Drainage Facilities Report for August 2026 prepared by Ethoscapes, a copy of which is attached hereto as **Exhibit E**. Mr. Rocha noted that no action was requested of the Board at this time.

AMENDMENT OF ANNUAL MAINTENANCE SCHEDULE FOR WOODSON'S RESERVE CHANNEL

Mr. Rocha next presented and reviewed an amendment to the Annual Maintenance Schedule for Woodson's Reserve Channel for 2026-2027, a copy of which is attached hereto as **Exhibit F**. Following discussion, Director Lamza moved that the Board approve the amended Annual Maintenance Schedule, as presented. Director Neuneker seconded the motion, which unanimously carried.

TEXACLEAN REPORT

Mr. Garza next presented a maintenance report dated August 19, 2026, prepared by TexaClean for the Outfall Channel, Phase Two and Phase Three, as well as a proposal in the amount of $74,136.00 for rehabilitation of Woodson's Reserve Phase 3 Ditch, copies of which are attached hereto as **Exhibit G**. Following discussion, Director Lamza moved that the Board approve

the proposal and authorize the President Pro Tem to execute same on behalf of the Board and the District. Director Neuneker seconded the motion, which unanimously carried.

BERG OLIVER MAINTENANCE REPORT

Mr. Cohen noted that no representative of Berg Oliver was present, and no report was provided this month.

OFF CINCO REPORT

The Board concurred that no updates to the District's website were necessary at this time.

LOCAL GOVERNMENT BOND, TAX, AND PROJECT DATABASE REPORT

Mr. Cohen advised the Board that, pursuant to Chapter 403, Texas Government Code, as amended by H. B. 103 in the 89th Regular Legislative Session, every taxing unit that currently levies a tax, including the District, must annually submit a tax rate and bond authorization and issuance report to the Comptroller of Public Accounts (the "Comptroller") for inclusion in the Comptroller's Local Government, Bond, Tax, and Project Database. He noted that, pursuant to the rules adopted by the Comptroller, the annual report will include (i) bond elections held in May 2026, and (ii) bond issuances that utilized authority voted since May 2015. He requested that the Board ratify the filing of the report with the Comptroller. Following discussion, Director Lamza moved that filing of the report with the Comptroller be ratified and approved in all respects. Director Neuneker seconded the motion which carried unanimously.

ATTORNEY'S REPORT

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

FUTURE AGENDA ITEMS

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 Lamza, seconded by Director Neuneker and unanimously carried, the meeting was adjourned.

Secretary, Board of Directors

(SEAL)

List of Attachments to
Montgomery County Water Control and Improvement District No. 205
Minutes of Meeting of August 19, 2026

Exhibit A	Proposal from McGrath & Co., PLLC
Exhibit B	Bookkeeping Report dated August 19, 2026; Operating Budget for Fiscal Year Ending August 31, 2027
Exhibit C	Tax Assessor - Collector's Report
Exhibit D	Amended and Restated Agreement for Services of Tax Assessor-Collector
Exhibit E	Detention and Drainage Facilities Report
Exhibit F	Amendment of Annual Maintenance Schedule for Woodson's Reserve Channel
Exhibit G	TexaClean Report; Proposal