MONTGOMERY COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 205

MINUTES OF MEETING OF BOARD OF DIRECTORS
September 29, 2026

The Board of Directors (the "Board") of Montgomery County Water Control and Improvement District No. 205 (the "District") met in special session, open to the public, on September 29, 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 Lamza, thus constituting a quorum.

Also present were Toto Ontowiryo of Municipal Accounts & Consulting, L.P. ("MAC"); Robin Goin and Melissa Melo of BLICO Inc. ("BLICO"); Lenny Hardoin of Champions Hydro-Lawn, Inc. d/b/a Ethoscapes ("Ethoscapes"); Rick Garza of TexaClean Services, LLC ("TexaClean"); Greg Lentz of Masterson Advisors LLC ("Masterson"); Cameron Miller and Martin Murdock of Quiddity Engineering, LLC ("Quiddity"); Shannon Mathis and Jeff Dunn of LJA Environmental Services ("LJA"); and Diana Miller and Kris Eddlemon of Schwartz, Page & Harding, L.L.P. ("SPH").

The meeting was called to order and declared open for business as might properly 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 August 19, 2026. After review and discussion of the minutes presented, Director Neuneker moved that such minutes be approved, as written. Director George seconded said motion, which carried unanimously.

BOOKKEEPING REPORT

Mr. Ontowiryo presented to and reviewed with the Board the Bookkeeping Report dated September 29, 2026, a copy of which is attached hereto as **Exhibit A**. Following review and discussion, Director Neuneker moved that the Bookkeeping Report be approved and that payment be authorized for the checks presented, pending receipt of developer advances. Director George seconded the motion, which unanimously carried.

TAX ASSESSOR - COLLECTOR REPORT

Ms. Goin presented the Tax Assessor - Collector Report dated August 30, 2026, a copy of which is attached hereto as **Exhibit B**. Following review and discussion, Director Neuneker 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.

DELINQUENT TAX REPORT

Ms. Miller 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"). She reminded the Board that PBFCM provides written reports on a quarterly basis and stated the next report would be presented in October 2026.

FINANCIAL ADVISOR REPORT AND PROPOSED 2026 TAX RATE

The Board then considered the tax rate to be adopted for the 2026 tax year. Mr. Lentz presented a Proforma Cash Flow Analysis relative to Masterson's 2026 tax rate recommendation, a copy of which is attached hereto as **Exhibit C**, and advised the Board that Masterson is recommending a 2026 debt service tax rate of $0.16 per $100 of assessed valuation and a 2026 maintenance tax rate of $0.19 per $100 of assessed valuation. There next followed a discussion concerning the requirements for notice of the District's intention to adopt a 2026 tax rate. Ms. Miller advised that, pursuant to §49.236 of the Texas Water Code, as amended, the District is required to provide a notice containing certain tax-related information in connection with each meeting at which the adoption of a tax rate will be considered, including the proposed tax rate to be adopted. She advised that the District must provide notice by either (1) publishing it at least once in a newspaper having general circulation in the District at least seven days before the date of the meeting at which the tax rate will be adopted, or (2) mailing it to each owner of taxable property in the District, at the address shown on the most recently certified tax roll of the District, at least ten days before the date of the meeting. After further discussion on the matter, Director Neuneker moved that the Board (i) accept the financial advisor's recommendation of a proposed 2026 debt service tax rate of $0.16 per $100 of assessed valuation, (ii) a proposed 2026 maintenance tax rate of $0.19 per $100 of assessed valuation, and (iii) the District's tax assessor-collector be authorized to publish notice of the District's intention to adopt a 2026 tax rate at its next meeting in the form and at the time required by law. Director Frey seconded said motion, which unanimously carried.

ENGINEER'S REPORT

Mr. Miller presented to and reviewed with the Board the Engineer's Report, a copy of which is attached hereto as **Exhibit D**. Following review and discussion, Director Neuneker moved to (i) ratify the authorization of the design, bid, and advertisement for construction of traffic signal upgrades at SH 99 and Townsend Boulevard, (ii) award the construction contract for such project to Third Coast Services, LLC in the amount of $88,323.34, and (iii) accept the Quitclaim Conveyance of Utility Facilities in connection with the detention and outfall channel in Woodsen's Reserve, Phase II. Director George seconded the motion, which unanimously carried.

DEVELOPER'S REPORT

The Board noted that a developer representative was not present at the meeting.

ETHOSCAPES REPORT

Mr. Hardoin next presented a Detention and Drainage Facilities Report for September 2026 prepared by Ethoscapes, a copy of which is attached hereto as **Exhibit E**. He advised that he will discuss the erosion issues evidenced in the report with Quiddity and provide a proposal at the next meeting to address same. No action was taken by the Board at this time.

TEXACLEAN REPORT

Mr. Garza next presented a maintenance report dated September 29, 2026, prepared by TexaClean for the Outfall Channel, Phase Two and Phase Three, as well as a proposal in the amount of $74,392.00 for rehabilitation of Woodson's Reserve Phase 3 Ditch, copies of which are attached hereto as **Exhibit F**. Following discussion, Director Neuneker moved that the Board approve the proposal and authorize the President or Vice President to execute same on behalf of the Board and the District. Director George seconded the motion, which unanimously carried.

PROPOSAL PROVIDED BY LJA FOR MONITORING AND MAINTENANCE OF WOODSON'S GULLY CORRIDOR

The Board next considered a proposal provided by LJA for monitoring and maintenance of Woodson's Gully Corridor. Mr. Mathis addressed the Board and presented and reviewed said proposal, a copy of which is attached hereto as **Exhibit G**. Following discussion, Director Neuneker moved that the Board approve the proposal, subject to review by SPH, and that SPH be authorized to acknowledge the TEC 1295 Form provided by LJA. Director George seconded the motion, which unanimously carried.

OFF CINCO REPORT

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

ATTORNEY'S REPORT

Ms. Miller noted that she 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 Neuneker, seconded by Director George 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 September 29, 2026

Exhibit A	Bookkeeping Report dated September 29, 2026
Exhibit B	Tax Assessor - Collector's Report
Exhibit C	2026 Tax Rate Recommendation
Exhibit D	Engineer's Report
Exhibit E	Detention and Drainage Facilities Report
Exhibit F	TexaClean Report; Proposal
Exhibit G	Proposal provided by LJA