HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 157
Minutes of Meeting of Board of Directors
September 15, 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 September 15, 2026 in accordance with the duly posted notice of the meeting, with a quorum of directors present as follows:

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

and the following absent:

Betty Niblett, Director.

Also present were Mr. Jorge Diaz of McLennan & Associates, LP; Mr. Lee Crenshaw of Municipal District Services; Ms. Patty Rodriguez of Bob Leared Interests; Mr. Ray Rangel of BGE, Inc.; Ms. Karen Sears of Storm Water Solutions; Ms. Anthea Moran of Masterson Advisors; and Mr. James D. Bonham, attorney for the District.

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 August 25, 2026, and upon unanimous vote, the minutes were accepted and approved.

2. The Board acknowledged publication of Notice of Sale of the District's $10,015,000 Series 2026 Unlimited Tax Bonds. The Board recognized Ms. Anthea Moran, the District's financial advisor, who presented a tabulation of five bids received for purchase of the Bonds and a recommendation for award of sale of the Bonds. It appeared that the low bidder was Crews & Associates, Inc. with Build America Mutual insurance and a net interest cost of 4.932226%. The Board considered the bids, and upon unanimous vote, the Board adopted the attached Order awarding sale of the Bonds to Crews & Associates, Inc.

3. The Board then considered a Bond Order including form of Bond, Paying Agent/Registrar Agreement, Official Statement and various certificates and documents related to the issuance of the Bonds, approval by the Attorney General of the State of Texas, registration by the Comptroller of Public Accounts and delivery to the purchaser, and upon unanimous vote, all documents were approved by the Board. The Board further authorized the President, Vice President, and Secretary, as well as the District consultants, to take such action as is necessary to cause the Bonds to be approved and delivered.

4. Mr. Jorge Diaz presented the bookkeeper's report reflecting activity in all accounts including the wastewater treatment plant account. 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.

5. Ms. Patty Rodriguez presented the tax assessor/collector's report reflecting the District's 2025 taxes to be 98.7% collected. The Board reviewed activity in the tax account and a schedule of delinquent taxes. 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.

6. The Board considered a proposed amended tax assessor/collector's contract and upon unanimous vote, the amendment was approved by the Board.

7. The Board then recognized Ms. Anthea Moran, the District's financial advisor, who presented a cash flow analysis and recommendation with respect to the District's 2026 tax rate. The Board considered the attached Resolution Finding District to be Low Tax Rate, Developed, Developing, or Developed District in a Declared Disaster Area, Calling Public Hearing on 2026 Tax Rate, and Authorizing Tax Assessor-Collector to Prepare and Publish Notice of the Public Hearing. After discussion, upon unanimous vote, the Board adopted the attached Resolution identifying the District as a developed district and authorized publication of a Notice of a Public Hearing at which the Board will consider adoption of a total 2026 tax rate of $0.517 per $100 assessed valuation, which consists of a debt service tax of $0.317 and a maintenance tax of $0.20.

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 96.35% 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 operator advised that the automatic transfer switch at one of the District's lift stations had failed and presented proposals for repair or replacement. After discussion, the Board agreed to replace the switch at a cost of $9,950. The operator advised that the Texas Commission on Environmental Quality has closed the enforcement matter which resulted in the agreed order. 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. The Board also authorized a schedule of delinquent accounts including back charges to be written off as uncollectable.

9. Mr. Ray Rangel presented the engineer's report. The Board reviewed each item which appears in the report and the engineer reported on the status of the chlorine gas

to liquid bleach conversion project at the Water Plant. After discussion by the Board, upon unanimous vote, the Board approved the engineer's report.

10. Ms. Karen Sears of Storm Water Solutions then presented a report on the maintenance of all properties cared for by Storm Water Solutions. Ms. Sears discussed with the Board the need to clean the sedimentation basins in the Highland Creek Ranch detention pond. After discussion, the Board approved the Storm Water Solutions report.

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, September 15, 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. Open Bids and Award Sale of Series 2026 Bonds
4. Bond Order for Series 2026 Bonds
5. Official Statement for Series 2026 Bonds
6. Paying Agent/Registrar Agreement for Series 2026 Bonds
7. Approve Certificates, Resolutions, Orders, and all documents necessary to complete approval, registration and delivery of Series 2026 Bonds and authorize President, Secretary, and Consultants to take all actions necessary to complete approval, registration, and delivery of Series 2026 Bonds
8. Bookkeeper's Report; Checks and Invoices; Investment of District Funds; Investment Policy; Depository Pledge Agreement(s)
9. Tax Assessor/Collector's Report; Invoices and Checks; Delinquent Tax Collections; Investment of District Funds; Tax Rate; Tax Exemptions; Tax Assessor's Contract
10. 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
11. 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
12. 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)
13. Storm Water Management Report
14. 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

15. Pending Business



James D. Bonham, Attorney for the District