

HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 159

Minutes of Meeting of Board of Directors

April 20, 2026

The Board of Directors (the "Board") of Harris County Water Control and Improvement District No. 159 (the "District") met in regular session, open to the public, on April 20, 2026, at 1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas, in accordance with the duly posted notice of meeting, and the roll was called of the duly constituted members of said Board of Directors, as follows:

William Cook, President
Nicholas J. Russo, III, Vice President
Krystal Helbig, Secretary
Laura Maham, Assistant Secretary
Robin Goin, Assistant Secretary

and all of said persons were present, thus constituting a quorum.

Also present were Rebecca Olvera and Rhonda Gideon of Assessments of the Southwest, Inc. ("ASW"); Trevor Smith of Municipal Accounts & Consulting, LP ("MA&C"); Will Gutowsky, Kristen Demary and Allison Cook of BGE, Inc. ("BGE"); Mike Scott of Si Environmental, LLC ("Si Environmental"); Paulina Baker of Howard Hughes Holdings, Inc., on behalf of Bridgeland Development, L.P. ("Developer"); and Mitchell G. Page and Lindsey H. Pittman of Schwartz, Page & Harding, L.L.P. ("SPH").

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

PUBLIC COMMENTS

The Board began by opening the meeting for public comments. There being no such comments presented, the Board next continued to the next item of business.

APPROVAL OF MINUTES

The Board considered the approval of the minutes of its meeting held on March 16, 2026. Mr. Page noted that the agenda incorrectly references the February 16, 2026, meeting of the Board. After discussion of the draft minutes presented, Director Maham moved that such minutes be approved, as written. Director Goin seconded said motion, which unanimously carried.

ADOPTION OF A NEW POSTING LOCATION FOR NOTICE OF DISTRICT MEETINGS

The Board next considered adopting a new location in the District for posting notices of meetings. In connection therewith, Mr. Page presented to and reviewed with the Board a Resolution Designating Location of In District Posting Notices of Meetings, a copy of which is attached hereto as **Exhibit A**, designating Irrigation Pump Station No. 5, 19324 ½ Lake Somerville Crossing, Cypress, Texas 77433 ("IPS No. 5"), as a posting location for the District. Following discussion, Director Cook moved that IPS No. 5 be adopted as a posting location for the District. Director Maham seconded said motion, which carried unanimously

BOOKKEEPER'S REPORT AND QUARTERLY INVESTMENT REPORT

Mr. Smith presented to and reviewed with the Board the Bookkeeper's Report dated April 20, 2026, and the Quarterly Investment Report for the period ending February 28, 2026, copies of which are attached hereto as **Exhibit B**, and reviewed the Executive Summary therein. Following discussion, it was moved by Director Cook, seconded by Director Maham and unanimously carried, that (i) the Bookkeeper's Report be approved, as presented, (ii) the disbursements listed therein be approved for payment, with the exception of check no. 4037, to be discussed later in the meeting, and (iii) the Quarterly Investment Report be approved, as presented, and the District's Investment Officer be authorized to execute same on behalf of the Board and the District.

REVIEW OF PROPOSED OPERATING BUDGET FOR FISCAL YEAR ENDING MAY 31, 2027

Mr. Smith next presented to and reviewed with the Board a proposed Operating Budget for the District's fiscal year ending May 31, 2027, a copy of which is included in the Bookkeeper's Report. Following discussion, it was noted that the proposed Operating Budget would be circulated amongst the District's consultants for comment, and a final budget would be adopted at the District's May meeting.

TAX ASSESSOR-COLLECTOR'S REPORT

Ms. Olvera next presented to and reviewed with the Board the Tax Assessor-Collector's Report for the month ended March 31, 2026, a copy of which is attached hereto as **Exhibit C**, including the checks presented for payment. After discussion, Director Cook moved that the Tax Assessor-Collector's Report be approved, as presented, and the disbursements listed therein be approved for payment. Director Maham seconded said motion, which unanimously carried.

DELINQUENT TAX COLLECTIONS REPORT

The Board deferred consideration of the Delinquent Tax Report, as it was noted that no report was received, nor due at this time, from Perdue, Brandon, Fielder, Collins & Mott, L.L.P. ("Perdue Brandon"), delinquent tax attorneys for the District.

RESOLUTION AUTHORIZING AN ADDITIONAL PENALTY ON DELINQUENT REAL PROPERTY TAXES

The Board considered the adoption of a Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes. Mr. Page advised the Board that it is authorized pursuant to Section 33.07 of the Texas Tax Code, as amended, to impose, under certain conditions on July 1, an additional penalty not to exceed twenty percent (20%) of the total taxes, penalty and interest due the District on taxes that remain delinquent as of July 1 of the year in which they became delinquent. He noted that the additional penalty to be imposed by this Resolution will not apply to delinquent personal property taxes which have incurred an additional penalty pursuant to that certain Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes, which was passed and approved by the District on January 19, 2026. After further discussion, it was moved by Director Cook, seconded by Director Maham, and unanimously carried, that the Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes, a copy of which is attached hereto as **Exhibit D**, be adopted by the District, and that Perdue Brandon be authorized to proceed with the collection of the District's 2025 delinquent real property tax accounts on July 1, 2026, subject to proper notice having been given as provided in said Resolution, including the filing of lawsuits as necessary.

ENGINEER'S REPORT

Ms. Demary presented to and reviewed with the Board the Engineer's Report dated April 20, 2026, a copy of which is attached hereto as **Exhibit E**. Following discussion, Director Cook moved that the Engineer's Report, including all action items therein, be approved, as recommended by BGE. Director Maham seconded said motion, which carried unanimously.

LANGHAM CREEK DETENTION PHASE 2

The Board then considered the status of the Langham Creek Detention Phase 2 project. In connection therewith, Ms. Demary reported that following execution of the construction contract for the Upper Langham Creek, Phase 3 Channel project, the Langham Creek Detention Phase 2 project can be closed out. It was noted that no action was required of the Board at this time.

MATTERS RELATED TO THE HARRIS COUNTY FLOOD CONTROL DISTRICT ("HCFCD")

The Board concurred to defer discussion of matters relating to the HCFCD until closed session.

ACQUISITION OF PROPERTY; EXERCISE OF EMINENT DOMAIN AUTHORITY

Mr. Page reported that he had no updates at this time regarding the acquisition of three (3) tracts of land situated along House Hahl Road (the "Tracts") for District detention facilities.

OPERATOR'S REPORT

Mr. Scott presented to and reviewed with the Board the Operator's Report dated April 20, 2026, a copy of which is attached hereto as **Exhibit F**. Following discussion, it was noted that no action was required of the Board at this time in connection with the Operator's Report.

MATTERS RELATING TO IRRIGATION PUMP STATION NO. 4

The Board next discussed the operation and maintenance of Irrigation Pump Station No 4. ("IPS No. 4") by Harris County Water Control and Improvement District No. 157 ("WCID 157"). In connection therewith, Mr. Page presented to and reviewed with the Board a letter from WCID 157 to the District, dated April 13, 2026, requesting payment of the October 2024 invoice for both regular operations and repairs of IPS No. 4, a copy of which is attached hereto as **Exhibit G**. Following detailed discussion on the matter, Director Maham moved that (i) the correspondence from the District to WCID 157, a copy of which is included with **Exhibit G**, be approved, and that the President be authorized to execute same on behalf of the Board and the District, and (ii) that check no. 4037 listed in the Bookkeeper's Report be voided. Director Russo seconded said motion, which carried unanimously.

DETENTION FACILITY AND GROUNDS MAINTENANCE

Director Cook presented and reviewed with the Board a Landscaping Report, dated April 16, 2026, a copy of which is attached hereto as **Exhibit H**. In connection therewith, Director Cook provided a brief update as to matters within the District. Following discussion on the matter, Director Russo moved that the Landscaping Report and all action items therein be approved. Director Maham seconded said motion, which carried unanimously.

A discussion next ensued regarding motorized scooters and cycles being used on District-owned property and causing damage to District landscaping. In connection therewith, Mr. Page presented to and reviewed with the Board an Affidavit to Sergeant Joe Duke with the Harris County Constable's Office, Precinct 5 (the "Constable"), a copy of which is included with **Exhibit H**, authorizing the Constable to enforce the District's rules regarding trespassing and vandalism of District property. Following discussion, Director Maham moved that the Affidavit be approved, and that the President be authorized to execute same on behalf of the Board and the District. Director Goin seconded said motion, which carried unanimously.

Director Cook next discussed possible replacement of plants in the District's buffer zones. In connection therewith, he presented to and reviewed with the Board a replacement plan for the plants, a copy of which is included with **Exhibit H**. Following discussion, Director Maham moved that Director Cook be authorized to solicit three (3) proposals for replacement of plants in the District's buffer zones, to present to the Board at the next meeting. Director Goin seconded said motion, which carried unanimously.

AGREEMENT WITH WCID 157 RELATED TO VETERANS PARK

Mr. Page next presented to and reviewed with the Board a Contract Regarding the

Financing, Construction, Operation and Maintenance of the Bridgeland Veterans Memorial Park (the "Agreement"), a copy of which is attached hereto as **Exhibit I**. Following discussion, Director Russo moved that Agreement be approved and Director Cook, as President, be authorized to execute same on behalf of the Board and the District. Director Maham seconded said motion, which unanimously carried.

WEBSITE UPDATES

Mr. Page next presented to the Board a Monthly Communications Report dated April 20, 2026, as prepared by Touchstone, a copy of which is attached hereto as **Exhibit J**. It was noted that no action was required of the Board in connection with the Monthly Communications Report.

UTILITY DEVELOPMENT AGREEMENT WITH TPHTL HOUSE HAHL, LLC

Mr. Page reported on the status of the Utility Development Agreement (Drainage and Detention Facilities; Recreational Facilities) (the "UDA") with TPHTL, whose land was recently annexed into the boundaries of the District. He reported to the Board that the UDA has been fully executed by all parties.

PROPOSED ANNEXATION NO. 5

The Board next considered the proposed annexation of land into the boundaries of the District, including 267.49 acres as requested by Bridgeland Development, LP. In connection therewith, Mr. Page reported to the Board that the Petition for Consent to Include Additional Land in the District has been executed by Bridgeland Development, LP and their lienholder. He further reported that SPH has requested consent from the West Harris County Regional Water Authority to the proposed annexation, and is currently awaiting correspondence related to same. Following discussion, it was noted that no action was required of the Board at this time.

DEVELOPER'S REPORT

Ms. Baker presented to and reviewed with the Board the home inventory report through March 2026, as prepared by the Developer, a copy of which is attached hereto as **Exhibit K**. It was noted that no action was required by the Board in connection with the Developer's Report.

ATTORNEY'S REPORT

The Board considered the attorney's report. In connection therewith, Mr. Page reported that he had no further items of a legal nature to discuss, which had not already been discussed.

EXECUTIVE SESSION

The President announced that the Board would enter into Executive Session at 1:46 p.m. pursuant to Section 551.071 of the Texas Government Code, as amended. All those in attendance, with the exception of the Board, Mr. Page and Ms. Pittman, Mr. Gutowsky, Ms. Demary, and Ms. Cook exited the meeting at this time.

At 1:58 p.m., Mr. Gutwosky, Ms. Demary, and Ms. Cook exited the meeting.

RECONVENE IN OPEN SESSION


The Board reconvened in Open Session at 2:11 p.m. It was noted that no action resulted from the discussion taking place in Executive Session.

MATTERS FOR PLACEMENT ON FUTURE AGENDAS

The Board considered items for placement on future agendas and noted that no additional items, other than routine and ongoing matters, were requested.

ADJOURNMENT

There being no further business to come before the Board, on motion made by Director Russo, seconded by Director Goin and unanimously carried, the meeting was adjourned.


Secretary

HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 159
LIST OF ATTACHMENTS TO MINUTES
April 20, 2026

- Exhibit A Resolution Designating Location of In District Posting Notices of Meetings
- Exhibit B Bookkeeper's Report
- Exhibit C Tax Assessor-Collector's Report
- Exhibit D Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes
- Exhibit E Engineer's Report
- Exhibit F Operator's Report
- Exhibit G Correspondence Relating to IPS No. 4
- Exhibit H Landscape Report and Affidavit to the Harris County Constable's Office
- Exhibit I Contract Regarding the Financing, Construction, Operation and Maintenance of the Bridgeland Veterans Memorial Park
- Exhibit J Monthly Communications Report
- Exhibit K Developer's Home Inventory Report