

HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 159

Minutes of Meeting of Board of Directors

March 16, 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 March 16, 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 Wendy Maddox of Assessments of the Southwest, Inc. ("ASW"); Trevor Smith of Municipal Accounts & Consulting, LP ("MA&C"); Will Gutowsky and Kristen Demary 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"); Rod Rudine of Texas Groundworks Management, Inc. ("TGM"); and Mitchell G. Page and Sabrina Ernst 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. Mr. Rudine introduced himself to the Board as a representative of TGM, a landscaping contractor serving utility districts and homeowners associations in the Houston area. Mr. Rudine spoke to the Board about the services that TGM could offer to the District. Following discussion, the Board concurred that it had no questions or concerns for Mr. Rudine at this time. The Board thanked Mr. Rudine for his time. The Board next continued to the next item of business.

Mr. Rudine exited the meeting at this time.

APPROVAL OF MINUTES

The Board considered the approval of the minutes of its meeting held on February 16, 2026. After discussion of the draft minutes presented, Director Goin moved that such minutes be approved, as written. Director Russo seconded said motion, which unanimously carried.

BOOKKEEPER'S REPORT

Mr. Smith presented to and reviewed with the Board the Bookkeeper's Report dated March 16, 2026, a copy of which is attached hereto as **Exhibit A**, and reviewed the Executive Summary therein. Following discussion, it was moved by Director Maham, seconded by Director Russo and unanimously carried, that the Bookkeeper's Report be approved, as presented, and the disbursements listed therein be approved for payment.

TAX ASSESSOR-COLLECTOR'S REPORT

Ms. Maddox next presented to and reviewed with the Board the Tax Assessor-Collector's Report for the month ended February 28, 2026, a copy of which is attached hereto as **Exhibit B**, including the checks presented for payment. After discussion, Director Goin moved that the Tax Assessor-Collector's Report be approved, as presented, and the disbursements listed therein be approved for payment. Director Russo 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., delinquent tax attorneys for the District.

UNCLAIMED PROPERTY REPORT

The Board considered authorizing the preparation of Unclaimed Property Reports as of March 1, 2026. After discussion on the matter, Director Cook moved that the District's consultants be authorized to research the District's accounts to determine whether the District has unclaimed property and the District's Bookkeeper and/or Tax Assessor/Collector be authorized to prepare such report for the Board's approval. Director Maham seconded said motion, which unanimously carried.

ENGINEER'S REPORT

Ms. Demary presented to and reviewed with the Board the Engineer's Report dated March 16, 2026, a copy of which is attached hereto as **Exhibit C**. Following discussion, Director Russo moved that the Engineer's Report, including all action items therein, be approved, as recommended by BGE. Director Cook seconded said motion, which carried unanimously.

A discussion ensued regarding exercising and security of the District's trailer-mounted equipment. The Board considered various security measures that could be implemented and

keeping tires, axles and hubs in good condition. Following discussion, the Board requested that its consultants move any trailer-mounted equipment once a month and secure same with chains and a padlock. Mr. Scott noted that Si Environmental will implement the measures as discussed.

LANGHAM CREEK DETENTION PHASE 2

The Board then considered the status of the Langham Creek Detention Phase 2 project. In connection therewith, Mr. Gutowsky reported that he had no new updates regarding the project. It was noted that no action was required of the Board at this time.

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

Mr. Page reported as to matters relating to the HCFCD. In connection therewith, he reported that the Engineer for Harris County has requested master drainage studies, which the Board believes to be in the custody of HCFCD. Following discussion, Director Cook moved that BGE be authorized to contact the Engineer for Harris County to request additional information about what documentation is being requested. Director Maham seconded said motion, which carried unanimously.

APPROVE PREVAILING WAGE RATES FOR CONSTRUCTION PROJECTS

Mr. Page presented to the Board for review and approval a Resolution Adopting Prevailing Wage Rate Scale for Construction Projects, a copy of which is attached hereto as **Exhibit D**. He reviewed various provisions of the Resolution with the Board. After discussion and consideration of the survey and the proposed Resolution, Director Cook moved that the Board adopt the Resolution with Exhibit "A" to same reflecting the wage rates for the Department of Labor for Harris County, and that the President and the Secretary be authorized to execute and attest same on behalf of the Board and the District. Director Maham seconded said motion, which unanimously carried.

ACQUISITION OF PROPERTY; EXERCISE OF EMINENT DOMAIN AUTHORITY

Mr. Page noted that the discussion regarding the acquisition of three (3) tracts of land situated along House Hahl Road (the "Tracts") for District detention facilities would take place during closed session.

OPERATOR'S REPORT

Mr. Scott presented to and reviewed with the Board the Operator's Report dated March 16, 2026, a copy of which is attached hereto as **Exhibit E**. Following discussion, it was noted that no action was required of the Board at this time in connection with the Operator's Report.

A discussion ensued regarding the pending work at Irrigation Pump Station No. 4. Mr. Gutowsky noted that BGE is currently evaluating bids from contractors relating to same, and estimated that work would be completed by the end of summer 2026.

DETENTION FACILITY AND GROUNDS MAINTENANCE

Director Cook presented and reviewed with the Board a Landscaping Report, dated March 12, 2026, a copy of which is attached hereto as **Exhibit F**. In connection therewith, Director Cook provided a brief update as to matters within the District. He reviewed with the Board a proposal from Lake Pro, Inc., in the amount of \$12,473.80, for stocking fish in the District's lakes. Due to a lack of fishing activity in Emerald Lake, Director Cook recommended that the Board approve the Lake Pro, Inc. proposal but exclude fish stocking in Emerald Lake. Following discussion, Director Goin moved that the Landscaping Report and all action items therein be approved, including the proposal from Lake Pro, Inc., as revised to exclude fish stocking in Emerald Lake. Director Maham seconded said motion, which unanimously carried.

Director Cook next discussed the results of the soil testing that was completed around Emerald Lake, a copy of which is included with **Exhibit F**. In connection therewith, Director Cook reviewed with the Board the recommendations for improving the quality of the soil to allow plants to become established. Following discussion, Director Russo moved that Fiedler Consulting be authorized to proceed with the recommended program to improve the soil quality surrounding Emerald Lake. Director Maham seconded said motion, which carried unanimously.

A discussion ensued regarding the posting location for District notices. Following discussion, the Board requested that Si Environmental and BGE find a suitable posting location and that an item be added to next month's agenda to adopt the new location.

WEBSITE UPDATES

Mr. Page next presented to the Board a Monthly Communications Report dated March 16, 2026, as prepared by Touchstone, a copy of which is attached hereto as **Exhibit G**. It was noted that no action was required of the Board in connection with the Monthly Communications Report

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 presented to and reviewed with the Board a Petition for Consent to Include Additional Land in the District (the "Petition for Annexation"), a copy of which is attached hereto as **Exhibit H**. Following discussion, it was moved by Director Maham that the Petition for Annexation be approved and that the President be authorized to execute same on behalf of the District. Director Goin seconded said motion, which carried unanimously.

DEVELOPER'S REPORT

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

SUPPLEMENTAL AGENDA

The Board considered cancellation of the Directors Election called for May 2, 2026. Mr. Page advised that, in accordance with Subchapter C, Chapter 2 of the Texas Election Code, the District may cancel the Directors Election if each candidate whose name is to appear on the ballot and/or has registered as a write-in candidate is unopposed as of 5:00 p.m. on February 17, 2026. In such case, the Board may declare the unopposed candidates to be elected. In that regard, there was presented to the Board a certificate of the Secretary declaring all candidates unopposed. Mr. Page then presented and reviewed the Order Declaring Candidates Elected, attached hereto as **Exhibit J**. After discussion, Director Maham moved that the Order be adopted by the Board declaring William P. Cook and Nicholas J. Russo, III elected Directors of the District, each to serve a term of four years or until a successor is duly elected or appointed, that the President be authorized to execute and the Secretary to attest same on behalf of the Board and the District, and that the Directors Election called for May 2, 2026, be cancelled. Director Goin seconded said motion, which unanimously carried.

ATTORNEY'S REPORT

The Board considered the attorney's report. In connection therewith, 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 noted that discussions between TPHTL and SPH are ongoing, and that he would report back further information on the status of the UDA next month.

EXECUTIVE SESSION

The President announced that the Board would enter into Executive Session at 2:07 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. Ernst, exited the meeting at this time.

RECONVENE IN OPEN SESSION

The Board reconvened in Open Session at 2:10 p.m. It was noted that no action resulted from the discussion taking place in Executive Session.

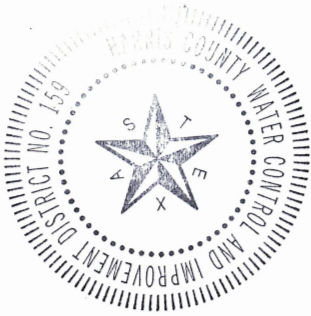
MATTERS FOR PLACEMENT ON FUTURE AGENDAS

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 Cook, seconded by Director Maham and unanimously carried, the meeting was adjourned.

Kynthia Velazquez
Secretary



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LIST OF ATTACHMENTS TO MINUTES
March 16, 2026

- Exhibit A Bookkeeper's Report
- Exhibit B Tax Assessor-Collector's Report
- Exhibit C Engineer's Report
- Exhibit D Resolution Adopting Prevailing Wage Rate Scales for Construction Projects
- Exhibit E Operator's Report
- Exhibit F Landscape Report
- Exhibit G Monthly Communications Report
- Exhibit H Petition for Consent to Include Additional Land in Harris County Water Control and Improvement District No. 159
- Exhibit I Developer's Home Inventory Report