HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 159

Minutes of Meeting of Board of Directors

June 15, 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 June 15, 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, with the exception of Director Russo, 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"); 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. Mr. Page presented to and reviewed with the Board a comment from a District resident, which the District received via email. A redacted copy of said comment is attached hereto as **Exhibit A**. The Board acknowledged same, noting that the Board has already considered granting a homestead exemption for 2026 and determined not to grant such an exemption. The Board concurred to authorize Mr. Page to prepare a response to the resident's inquiry. The Board then continued to the next item of business.

APPROVAL OF MINUTES

The Board considered approval of the minutes of its meeting held on May 18, 2026. After discussion of the draft minutes presented, Director Cook moved that the May 18, 2026, minutes be approved, as written. Director Maham seconded said motion, which unanimously carried.

BOOKKEEPER'S REPORT

Mr. Smith presented to and reviewed with the Board the Bookkeeper's Report dated June 15, 2026, a copy of which is attached hereto as **Exhibit B**, and reviewed the Executive Summary therein. Mr. Smith also requested the Board's approval to disburse a $1,500 advance to Director Maham for incidental expenses that may be incurred at the Association of Water Board Directors ("AWBD") Summer Conference later in the week. Following discussion, it was moved by Director Cook that (i) the Bookkeeper's Report be approved and the disbursements identified therein be authorized for payment; and (ii) the $1,500 advance to Director Maham for the AWBD Summer Conference be approved and disbursed, as recommended. Director Maham seconded said motion, which unanimously carried.

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 May 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.

APPROVAL OF ADDENDUM "A" TO THE DEPOSITORY PLEDGE AGREEMENT BY AND BETWEEN THE DISTRICT, WELLS FARGO BANK, AND THE BANK OF NEW YORK MELLON TRUST COMPANY

In connection with the District's prior transition from B&A Municipal Tax Services, LLC ("B&A") to ASW, Mr. Page advised that Addendum "A" to the District's existing Depository Pledge Agreement (the "DPA") with Wells Fargo Bank, National Association and The Bank of New York Mellon Trust Company, N.A. has been updated to reflect ASW's representatives as the authorized persons for banking purposes. In connection therewith, Mr. Page presented to the Board an updated Addendum "A" to the DPA and related Authorization Letter (collectively, the "Documents"), a copy of which are attached hereto as **Exhibit D**. After discussion, Director Maham moved that (i) the Documents be approved as presented and (ii) the President be authorized to execute same on behalf of the Board and the District. Director Cook seconded said motion, which unanimously carried.

DELINQUENT TAX COLLECTIONS REPORT

Mr. Page presented to and reviewed with the Board a Delinquent Tax Report, dated June 15, 2026, prepared by Perdue, Brandon, Fielder, Collins & Mott, L.L.P., delinquent tax attorneys for the District. A copy of the report is attached hereto as **Exhibit E**. A discussion ensued regarding delinquent taxes for the property located at 15814 Park Poetry Court. Following discussion, the Board concurred to discontinue attempts to collect the outstanding taxes at this time.

ENGINEER'S REPORT

Ms. Demary presented to and reviewed with the Board the Engineer's Report dated June 15, 2026, a copy of which is attached hereto as **Exhibit F**. In connection therewith, Ms. Demary presented to and reviewed with the Board the change orders and pay estimates as listed in the Engineer's Report. Following discussion, Director Maham moved that the Engineer's Report, including all action items therein, be approved. Director Goin 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 BGE is working through the final approval process with Harris County Flood Control District. 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 next considered matters relating to the HCFCD. In connection therewith, Mr. Page reported that he had no updates to share with the Board at this time.

ACQUISITION OF PROPERTY; EXERCISE OF EMINENT DOMAIN AUTHORITY

Mr. Page reported as to the acquisition of three (3) tracts of land situated along House Hahl Road (the "Tracts") for District detention facilities. In connection therewith, he reminded the Board that developer TPHTL House Hahl, LLC ("TPHTL") has reached an agreement with the owner and has acquired said Tracts and that any easements that may be required by the District can be secured from TPHTL under the terms of the Utility Development Agreement between the District and TPHTL. He further reported that the Release of Lis Pendens has been recorded, and the condemnation action has been dismissed. It was noted that this item would be removed from next month's agenda.

CRITICAL LOAD STATUS

Mr. Page advised the Board that Section 13.1396 of the Texas Water Code, as amended, requires the District to update its information identifying the location and description of facilities that have qualified for critical load status and its information regarding emergency contacts

(i) annually to each electric utility that provides transmission and distribution service to the District and each retail electric provider that sells power to the District, and (ii) immediately upon any change in the information to the above entities, as well as to the office of emergency management of Harris County, the Public Utility Commission of Texas, and the division of emergency management of the governor. Ms. Demary advised that she would provide the annual update and, if required, any changes to the information to the appropriate entities. After discussion on the matter, Director Cook moved that BGE and/or Si Environmental be authorized to make such annual filings on behalf of the District. Director Maham seconded the motion, which unanimously carried.

OPERATOR'S REPORT

Mr. Scott presented to and reviewed with the Board the Operator's Report dated June 15, 2026, a copy of which is attached hereto as **Exhibit G**. In connection therewith, Mr. Scott reported that the replacement booster pump to be installed at Irrigation Pump Station No. 5 ("IPS No. 5") has arrived, and is currently awaiting installation. Following discussion, Director Cook moved to accept the Operator's Report, as presented. Director Maham seconded said motion, which carried unanimously.

MATTERS RELATING TO IRRIGATION PUMP STATION NO. 4

The Board noted it would not be necessary to discuss 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") at this time.

DETENTION FACILITY AND GROUNDS MAINTENANCE

Director Cook presented and reviewed with the Board a Landscaping Report, dated June 15, 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, Director Maham moved to ratify authorization for (i) Si Environmental to order and install a replacement booster pump at IPS No. 5, and (ii) MAC to remit payment in the amount of $800.00 to Pesky Critters for removal of an alligator from Inks Lake. Director Goin seconded said motion, which carried unanimously.

Director Cook next presented to and reviewed with the Board an estimate from Berkeley Outside Services for hydroseeding the area surrounding the water transfer station, a copy of which estimate is included with **Exhibit H**. Following discussion, the Board concurred to defer action on said estimate at this time.

WEBSITE UPDATES

Mr. Page next presented to the Board a Monthly Communications Report dated June 15, 2026, as prepared by Touchstone, a copy of which is attached hereto as **Exhibit I**. 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 reported to the Board that SPH is currently finalizing the application package to be provided to the City of Houston. 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 May 2026, as prepared by the Developer, a copy of which is attached hereto as **Exhibit J**. It was noted that no action was required by the Board in connection with the Developer's Report.

AUTHORIZE COMPLETION, EXECUTION AND FILING WITH THE SECRETARY OF STATE OF A VOTING SYSTEM ANNUAL FILING FORM

The Board considered authorizing the completion, execution and filing with the Secretary of State of a Voting System Annual Filing Form relative to District elections. Mr. Page advised that pursuant to the Texas Election Code, each political subdivision in the State of Texas is required to complete and file said Form with the Secretary of State's office. After discussion, Director Cook moved that SPH be authorized to complete and execute the Voting System Annual Filing Form and to file same with the Secretary of State's Office on behalf of the Board and the District. Director Maham seconded said motion, which carried unanimously.

RECORDS DESTRUCTION REQUEST

Mr. Page advised the Board that the District's Records Retention Schedules adopted in connection with its Records Management Program require that certain records of the District be retained only for specific periods of time based on the type of record. As an example, he explained that notes taken during meetings which are used to prepare the official minutes of Board meetings are to be retained for ninety days after approval of such minutes by the Board. He next presented a request from the District's Records Management Officer for approval to destroy certain records (which will not be scanned in and stored electronically) in accordance with the District's Records Retention Schedules. A copy of the subject request is attached hereto as **Exhibit K** (the "Request"). After discussion on the matter, Director Maham moved that SPH be authorized to destroy the records described in the Request. Director Goin seconded said motion, which unanimously carried.

CYBERSECURITY TRAINING

Mr. Page reminded the Board that each director is required to complete cybersecurity training prior to August 31 each year. Mr. Page noted that Directors Cook, Maham, Goin, and Helbig have notified SPH of his or her completion of a certified cybersecurity training program for the 2026 compliance year.

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 Board concurred that it was not necessary to enter into Executive Session at this time.

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.

Secretary