

HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 159

Minutes of Meeting of Board of Directors

May 19, 2025

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 May 19, 2025, 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 Goin, thus constituting a quorum.

Also present were Avik Bonnerjee of B&A Municipal Services, Inc. ("B&A"); Christopher Section of Municipal Accounts & Consulting, LP ("MA&C"); Kristen Turkal and Will Gutowsky of BGE, Inc. ("BGE"); Mike Scott of Si Environmental, LLC ("Si Environmental"); Greg Lentz of Masterson Advisors, LLC ("Masterson"); Paulina Baker of Howard Hughes Holdings, Inc., on behalf of Bridgeland Development, L.P. ("Developer"); Brian Krueger of Forvis Mazars, LLP ("Forvis"); and Mitchell G. Page, Lindsey H. Pittman and Amber Kaiser 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. No comments from the public were presented, and the Board continued to the next item of business.

APPROVAL OF MINUTES

The Board considered the approval of the minutes of its meeting held on April 21, 2025. After discussion of the draft minutes presented, Director Cook moved that such minutes be approved, as written. Director Russo seconded said motion, which unanimously carried.

BOOKKEEPER'S REPORT

Mr. Section presented to and reviewed with the Board the Bookkeeper's Report dated May 19, 2025, a copy of which is attached hereto as **Exhibit A**, including the disbursements presented for payment. Following discussion of the Bookkeeper's Report, 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, with the exception of checks no. 3746 and 3771, which were voided.

ADOPTION OF OPERATING BUDGET FOR FISCAL YEAR ENDING MAY 31, 2026

Mr. Section next presented and reviewed with the Board a proposed Operating Budget for the District's fiscal year ending May 31, 2026, a copy of which is included in the Bookkeeper's Report. Following discussion, upon motion duly made by Director Maham, seconded by Director Russo and unanimously carried, the Board approved the proposed Operating Budget for the District's fiscal year ending May 31, 2026.

ENGAGEMENT OF AUDITOR

The Board next considered the engagement of an auditing firm to prepare the District's audit report for the fiscal year ending May 31, 2025. In connection therewith, Mr. Krueger presented to and reviewed with the Board an engagement letter, prepared by Forvis, a copy of which is attached hereto as **Exhibit B**, and advised that such engagement letter provides for the annual audit of the District's governmental activities, each major fund and the aggregate remaining fund information. Mr. Krueger stated that the estimated fee for preparation of the annual audit report and other services to be provided in connection therewith would be \$19,400, plus an administrative fee in the amount of 1,100. Additionally, fees for the review of preliminary office statement, official statement and agreement to the reproduction of the audit opinion in the official statement for any new bond sales during the period will be in the range of \$2,500 to \$3,000. Following discussion, Director Cook moved that (i) the firm of Forvis be engaged to conduct the annual audit for the District's fiscal year ending May 31, 2025, (ii) the related Texas Ethics Commission Form 1295 from McCall be accepted and acknowledged by SPH on behalf of the District, and (iii) the President be authorized to execute the engagement letter on behalf of the Board and the District. Director Maham seconded said motion, which unanimously carried.

TAX ASSESSOR-COLLECTOR'S REPORT

Mr. Bonnerjee presented to and reviewed with the Board the Tax Assessor-Collector's Report for the month ended April 30, 2025, 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.

Mr. Bonnerjee next presented and discussed with the Board a request for payment plan from a District taxpayer, a copy of which is included with **Exhibit C**. Mr. Bonnerjee advised the Board that the taxpayer has a past due balance of \$241.63 (including penalties and interest) on a

real property account for the 2024 tax year. Following discussion, Director Cook moved that the taxpayer request for a payment plan for said delinquent taxes be approved, and that B&A be authorized to advise the taxpayer of the Board's decision. Director Maham seconded said motion, which unanimously carried.

UNCLAIMED PROPERTY REPORT

The Board next considered approval of an Unclaimed Property Report as of March 1, 2025 and the filing of same with the Texas Comptroller of Public Accounts (the "Comptroller") prior to July 1, 2025. In connection therewith, Mr. Section advised the Board that the District had no unclaimed property in the District's operating accounts for the reporting period and presented a letter for the District's files confirming same, a copy of which letter is attached hereto as **Exhibit D**. Mr. Bonnerjee then advised the Board that there was no unclaimed property in the District's tax accounts for the reporting period and presented a Report of Unclaimed Property for the District's files confirming same, a copy of which report is attached hereto as **Exhibit E**. After discussion, Director Cook moved that MA&C and B&A be authorized to file the Unclaimed Property Reports with the Comptroller prior to July 1, 2025, as and if necessary. Director Maham seconded said motion, which unanimously carried.

DELINQUENT TAX COLLECTIONS REPORT

Mr. Page presented a Delinquent Tax Report, dated May 19, 2025, prepared by Perdue, Brandon, Fielder, Collins & Mott, L.L.P., the District's delinquent tax collection attorney. A copy of the report is attached hereto as **Exhibit F**. Mr. Page noted that no Board action was necessary in connection with any of the accounts reflected in the report.

ENGINEER'S REPORT

Ms. Turkal presented to and reviewed with the Board the Engineer's Report dated May 19, 2025, a copy of which is attached hereto as **Exhibit G**. In connection therewith, Ms. Turkal provided updates regarding various construction projects within the District. Following discussion of the Engineer's Report, it was moved by Director Maham, seconded by Director Russo and unanimously carried that the Engineer's Report and all action items therein be approved, as recommended by BGE.

LANGHAM CREEK DETENTION PHASE 2

The Board then considered the status of the Langham Creek Detention Phase 2 project. In connection therewith, Ms. Turkal reported that BGE has received the punch list of items from Harris County Flood Control District ("HCFCD") following the two-year inspection for this project. It was noted that no action was required of the Board at this time.

STATUS OF THE DISTRICT'S PROPOSED UNLIMITED TAX PARK BONDS, SERIES 2025 (THE "BONDS")

In connection with the District's proposed Bonds, Mr. Page reported that the draft Bond Application Report has been received and currently under SPH review. It was noted that no action was required of the Board at this time.

MATTERS RELATED TO THE HARRIS COUNTY FLOOD CONTROL DISTRICT

Mr. Page discussed the status of a proposed Interlocal Agreement (the "Interlocal Agreement") relating to the Langham Creek Phase 3 Drainage Finger Improvements. He noted that the draft Interlocal Agreement is still currently under review by the District's consultants and the Developer. Following discussion, it was noted that no action was required of the Board in connection with this matter.

The Board next considered the proposed conveyance of a detention site (the "Site") from HCFCD to the District. Mr. Page reported that BGE has been in contact with HCFCD on the matter and that HCFCD has requested that the District send a written request for conveyance of the Site. Mr. Page also presented to and reviewed with the Board a survey map related to the Site and surrounding property as discussed, a copy of which is attached hereto as **Exhibit H**. Following discussion, Director Cook moved to to authorize SPH to prepare, and the President to approve and sign, a letter requesting that HCFCD deed the Site to the District. Director Maham seconded said motion, which carried unanimously.

EXERCISE OF EMINENT DOMAIN AUTHORITY

Mr. Page next discussed the potential condemnation of three (3) tracts of land situated along House Hahl Road (the "Tracts"). He reported that the good faith offers for the Tracts are still being prepared. It was noted that no action was required of the Board at this time.

OPERATOR'S REPORT

Mr. Scott presented to and reviewed with the Board the Operator's Report dated May 19, 2025, a copy of which is attached hereto as **Exhibit I**. Following discussion, it was moved by Director Cook, seconded by Director Russo and unanimously carried, that (i) the Operator's Report and all action items therein be approved, and (ii) Si Environmental be authorized to install the shade canopy for a work area at a cost not to exceed \$1,000.

MATTERS RELATING TO IRRIGATION PUMP STATION NO. 4 ("IPS NO. 4")

The Board next considered issues relating to IPS No. 4. In connection therewith, it was noted that there are no updates. Following discussion, it was noted that no action was required by the Board at this time in connection with IPS No. 4.

Mr. Bonnerjee exited the meeting at this time.

DETENTION FACILITY AND GROUNDS MAINTENANCE

Director Cook presented and reviewed with the Board a Landscape Report dated May 19, 2025, a copy of which is attached hereto as **Exhibit J**. Following discussion, it was moved by Director Maham, seconded by Director Russo and unanimously carried that: (i) the Hydro-mulch bid from Westco in the amount of \$54,060.00 be approved; (ii) Director Cook be authorized to enter into and execute a contract for monthly tree maintenance on behalf of the Board and the District, not to exceed \$2,000 per month; and (iii) Director Cook be authorized to proceed with securing District control of the sprinkler irrigation system serving District property, including approval to have Spender install additional controls, in an amount not to exceed \$40,000.

WEBSITE UPDATES

Mr. Page next presented to the Board a Monthly Communications Report dated May 19, 2025, as prepared by Touchstone, a copy of which is attached hereto as **Exhibit K**. Following discussion, it was noted that no action was required by the Board at this time.

RUE TRACT AND HORNBERGER TRACT ANNEXATIONS

The Board considered the status of annexation of the 154 acres (the "Rue Tract") and the adjacent 168 acres (the "Hornberger Tract"), as previously requested by TPHTL House Hahl, LLC. In connection therewith, Mr. Page advised the Board that the consent application package was submitted to the City of Houston on February 24, 2025. It was noted that no action was required by the Board in connection with this matter at this time.

DEVELOPER'S REPORT

Ms. Baker presented to and reviewed with the Board the home inventory report through April, 2025, as prepared by the Developer, a copy of which is attached hereto as **Exhibit L**. 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 advised that he had nothing further of a legal nature to report, which had not already been discussed.

MATTERS FOR PLACEMENT ON FUTURE AGENDAS

The Board considered items for placement on future agendas. No other specific agenda items, other than routine and ongoing matters, or those discussed above, 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



HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 159
LIST OF ATTACHMENTS TO MINUTES
May 19, 2025

- Exhibit A Bookkeeper's Report
- Exhibit B Forvis Engagement Letter
- Exhibit C Tax Assessor-Collector's Report
- Exhibit D Unclaimed Property Report – Municipal Accounts & Consulting, LP
- Exhibit E Unclaimed Property Report – B&A Municipal Services, Inc.
- Exhibit F Delinquent Tax Collections Report
- Exhibit G Engineer's Report
- Exhibit H Survey Map – Detention Site
- Exhibit I Operator's Report
- Exhibit J Landscape Report
- Exhibit K Monthly Communications Report
- Exhibit L Developer's Home Inventory Report