

HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 159

Minutes of Meeting of Board of Directors

August 17, 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 August 17, 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"); Brian Gates of Howard Hughes Holdings, Inc., on behalf of Bridgeland Development, L.P. ("Developer"); Asha Poojari, Elected Resident Director of Bridgeland Council, Inc. ("Bridgeland Council"); 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. Poojari introduced himself to the Board, and stated that he had no comments at this time. 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 July 20, 2026. After discussion of the draft minutes presented, Director Cook moved that the July 20, 2026, minutes be approved, as written. Director Goin seconded said motion, which unanimously carried.

BOOKKEEPER'S REPORT

Mr. Smith presented to and reviewed with the Board the Bookkeeper's Report dated August 17, 2026, a copy of which is attached hereto as **Exhibit A**, and reviewed the Executive Summary therein. Following discussion, it was moved by Director Cook, seconded by Director Helbig, and unanimously carried, that the Bookkeeper's Report, including the disbursements listed therein for payment, be approved.

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 July 31, 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 Helbig seconded said motion, which unanimously carried.

2026 TAX RATE RECOMMENDATION

The Board deferred consideration of the 2026 tax rate recommendation, as it was noted that said recommendation is still being prepared by the District's financial advisor.

DELINQUENT TAX COLLECTIONS REPORT

The Board deferred consideration of a Delinquent Tax Report, as it was noted that none was received, nor due at this time, from Perdue, Brandon, Fielder, Collins & Mott, L.L.P., delinquent tax attorneys for the District.

ENGINEER'S REPORT

Ms. Demary presented to and reviewed with the Board the Engineer's Report dated August 17, 2026, a copy of which is attached hereto as **Exhibit C**. In connection therewith, Ms. Demary requested the Board's ratification of its prior acceptance of (i) an Irrigation Easement (Bridgeland Peek Road Street Dedication, Section 13 – 0.0004 acre), (ii) an Irrigation Easement (Bridgeland Peek Road Street Dedication, Section 13 – 0.1281 acre), (iii) a Storm Sewer Easement (Bridgeland Peek Road Street Dedication, Section 13 – 0.0688 acre), and (iv) a Conveyance and Bill of Sale of Facilities (Bridgeland Prairieland Crossing, Section 2 – Non-Potable Irrigation Facilities). Ms. Demary also requested the Board's acceptance of (i) an Irrigation Easement (Bridgeland Prairieland Village, Section 90 – 0.0018 acre) and (ii) an Abandonment of Temporary Drainage Easement (Langham Creek, Phase 3 – 66.48 acres). Following discussion, Director Maham moved that the Engineer's Report, including all action items therein, be approved, and that all easements and conveyances be accepted or ratified, as appropriate. Director Helbig 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.

OPERATOR'S REPORT

Mr. Scott presented to and reviewed with the Board the Operator's Report dated August 17, 2026, a copy of which is attached hereto as **Exhibit D**. In connection therewith, Mr. Scott requested the Board's authorization to accept a pending proposal from Custom Scapes & Design for lawn maintenance at the District's irrigation pump and water transfer sites, at a cost not to exceed \$1,200 per month. Following discussion, Director Cook moved that the Operator's Report be approved, as presented, and that Si Environmental be authorized to accept a proposal from Custom Scapes & Design at a cost not to exceed \$1,200 per month. 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 Landscape Report, dated August 17, 2026, a copy of which is attached hereto as **Exhibit E**. In connection therewith, Director Cook provided a brief update as to matters within the District. He presented to and reviewed with the Board a proposal from Southern Green Lawns, LLC ("Southern Green"), in the amount of \$15,000, to complete fall tree feeding for all of the trees maintained by the District. Following discussion, Director Goin moved that the proposal from Southern Green be accepted. Director Maham seconded said motion, which carried unanimously.

Director Cook next presented to and reviewed with the Board a proposal from Fiedler Consulting, a copy of which is included with **Exhibit E**, to complete wildflower seeding within the District, at a cost of \$14,700. Following discussion, Director Helbig moved that the proposal 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.

A discussion ensued regarding the possibility of a meeting between Director Cook and Kelsey Thorne, on behalf of the Developer, regarding isolation of the irrigation controllers when they are installed in the areas west of the Grand Parkway, and to ask that the District's landscape contractor have an opportunity to review landscape plans for the new area with potential suggestions. Following discussion, the Board concurred to authorize Director Cook to meet with Ms. Thorne and discuss same.

WEBSITE UPDATES

Mr. Page next presented to the Board a Monthly Communications Report dated August 17, 2026, as prepared by Touchstone, a copy of which is attached hereto as **Exhibit F**. 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 the application package was filed with the City of Houston on July 8, 2026, and was declared administratively complete on July 21, 2026. Following discussion, it was noted that no action was required of the Board at this time.

DEVELOPER'S REPORT

Mr. Gates presented to and reviewed with the Board the home inventory report through July 2026, as prepared by the Developer, a copy of which is attached hereto as **Exhibit G**. 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 1:41 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. Smith, Mr. Gutowsky, Mr. Page, and Ms. Pittman, exited the meeting at this time.

RECONVENE OPEN SESSION

The Board reconvened in Open Session at 1:53 p.m. Director Maham moved that Director Cook be authorized to offer a 3 or 4-year payment plan to Cypress Christian School, Inc. ("CCS") for the drainage and detention service fee that is owed to the District by CCS. Director Goin seconded said motion, which unanimously carried.

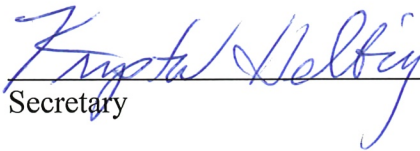
MATTERS FOR PLACEMENT ON FUTURE AGENDAS

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




Secretary

HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 159
LIST OF ATTACHMENTS TO MINUTES
August 17, 2026

- Exhibit A Bookkeeper's Report
- Exhibit B Tax Assessor-Collector's Report
- Exhibit C Engineer's Report
- Exhibit D Operator's Report
- Exhibit E Landscape Report
- Exhibit F Monthly Communications Report
- Exhibit G Developer's Home Inventory Report