

HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 159

Minutes of Meeting of Board of Directors

August 18, 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 August 18, 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, thus constituting a quorum.

Also present were Avik Bonnerjee of B&A Municipal Services, Inc. ("B&A"); Trevor Smith of Municipal Accounts & Consulting, LP ("MA&C"); Kristen Demary and Will Gutowsky 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. 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 July 21, 2025. Mr. Page noted that Director Cook had provided requested revisions to the draft minutes. After discussion of the draft minutes presented, Director Maham moved that such minutes be approved, with corrections as requested by Director Cook. 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 18, 2025, 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 Goin 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

Mr. Bonnerjee presented to and reviewed with the Board the Tax Assessor-Collector's Report for the month ended July 31, 2025, a copy of which is attached hereto as **Exhibit B**, 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 Helbig seconded said motion, which unanimously carried.

DELINQUENT TAX COLLECTIONS REPORT

The Board deferred consideration of a Delinquent Tax Report, as it was noted that no report was 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 18, 2025, a copy of which is attached hereto as **Exhibit C**. In connection therewith, Ms. Demary provided updates regarding various construction projects within the District. Following discussion, it was moved by Director Cook, seconded by Director Russo and unanimously carried that the Engineer's Report and all action items therein be approved, as recommended by BGE, including approval of all change orders and pay estimates, and acceptance of all easements and conveyances of facilities, listed therein.

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 she had no new updates regarding the project at this time. 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 to the Board that the Bond Application Report for the Bonds was filed with the Texas Commission on Environmental Quality ("TCEQ") on June 24, 2025, and was declared administratively complete on June 27, 2025. He noted that SPH is expecting the TCEQ's consent in late August or early September. 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 discussed the status of the proposed Interlocal Agreement for Construction of Drainage Facilities related to the Upper Langham Creek Expansion (the "Interlocal Agreement") relating to the Langham Creek Phase 3 Improvements. In connection therewith, he reported that the Interlocal Agreement had been executed by the District, and delivered to HCFCD. The Interlocal Agreement is awaiting consideration by the County Commissioner.

The Board deferred consideration of authorizing SPH to engage a consulting engineering firm to review costs for capacity in John Paul Landing Basin, as Mr. Page noted that SPH is still evaluating viable consulting firm options.

In connection with the conveyance of a detention site and assignment of drainage Easements to the District, Mr. Page reported no updates from HCFCD. Following discussion, it was noted that no action was required of the Board at this time in connection with matters related to the HCFCD.

ACQUISITION OF PROPERTY; POTENTIAL EXERCISE OF EMINENT DOMAIN AUTHORITY

Mr. Page next discussed the acquisition of three (3) tracts of land situated along House Hahl Road (the "Tracts"). Mr. Page discussed the state law requirements related to the District's exercise of eminent domain authority, if necessary, to acquire the Tracts. He reported that the District may send a final offer letter to the owner of the Tracts thirty (30) days following the initial offer letter. Following discussion, it was moved by Director Cook, seconded by Director Goin, and unanimously carried that SPH be authorized to send the final offer letter for acquisition of the Tracts.

ADOPTION OF A NEW POSTING LOCATION IN THE DISTRICT FOR AGENDAS FOR THE DISTRICT'S REGULAR MEETINGS

The Board next considered adoption of a new posting location within the District for agendas for the District's regular meetings. A discussion ensued regarding posting of the agendas at the Parkland Activity Center/Dragonfly Park at 18900 Copper Breaks Crossing, Building B, Cypress, Texas. Following discussion, it was moved by that the new posting location be approved and a Resolution adopted in connection therewith. A copy of said Resolution is attached hereto as **Exhibit D**.

OPERATOR'S REPORT

Mr. Scott presented to and reviewed with the Board the Operator's Report dated August 18, 2025, a copy of which is attached hereto as **Exhibit E**. In connection therewith, Mr. Scott presented to the Board a report detailing the results of an August 13, 2025 inspection of the inlet locations along the east side of Dragonfly Lake. A copy of said report is included in **Exhibit E**.

Mr. Scott next reported an issue of silt accumulation within the storm drain lines serving Irrigation Pump Station No. 5 (“IPS No. 5”) due to recent construction at the site. In connection therewith, he requested the Board’s authorization for Si Environmental to flush the storm drain lines serving IPS No. 5. Following discussion, Director Maham moved that Si Environmental be authorized to flush the storm drain lines at IPS No. 5, as recommended. Director Goin seconded said motion, which carried unanimously.

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

The Board next considered issues relating to IPS No. 4. In connection therewith, Mr. Page reported that Harris County Water Control and Improvement District No. 157 (“WCID 157”) authorized its bookkeeper to reinvoice the District for the pump replacement that occurred earlier in the year, with such invoice providing additional details regarding the replacement. He also reported that WCID 157 is planning to add additional safeguards to the system at IPS No. 4 to catch sediment and silt accumulation in the system. Following discussion, it was noted that no action was required by the Board at this time in connection with IPS No. 4.

DETENTION FACILITY AND GROUNDS MAINTENANCE

Director Cook presented and reviewed with the Board a Landscape Report dated August 18, 2025, a copy of which is attached hereto as **Exhibit F**.

In connection with trash receptacle placement, Director Cook presented to and reviewed with the Board bids from Berkeley Outside Services, Inc. (“Berkeley”) and Delta West Environmental Company for the purchase and installation of twenty-one (21) DuMor 32-gallon trash receptacles and fifteen (15) sign posts with concrete pads for placement in and around the District's seven lake locations. Following discussion, it was moved by Director Russo that the District accept the low bids from Berkeley for the addition of trash receptacles around the District’s lakes. Director Maham seconded said motion, which carried unanimously.

Director Cook next presented to and reviewed with the Board a request from a District resident for replanting of two (2) trees in the Dragonfly Lake buffer zone adjacent to the resident’s property. Following discussion, it was moved by Director Goin, seconded by Director Helbig, and unanimously carried, that the purchase and installation of two (2) trees be approved with costs not to exceed \$4,500.

Director Cook next requested that the Board ratify his prior approval for Spencer Outdoor, LLC (“Spencer”) to proceed with the repair of erosion in the Emerald Lake Buffer Zone at a cost of \$4,988. Following discussion, it was moved by Director Russo that the prior authorization for Spencer to proceed with the repair be ratified in all respects. Director Maham seconded said motion, which carried unanimously.

In connection with additional signage to be placed in the District, Director Cook presented to and reviewed with the Board a proposal for the purchase of “Private Property” and “Catch & Release Only” signs to be placed around the District’s lakes. He reported that many residents had

observed non-resident use of the lakes for fishing. Following discussion, it was moved by Director Goin that Si Enviromental be authorized to purchase and install up to twenty (20) "Private Property" signs, at a merchandise cost not to exceed \$1,000, plus standard rates of labor for installation. Director Russo seconded said motion, which carried unanimously. Following further discussion, Director Maham moved that Si Enviromental be authorized to purchase and install up to twenty (20) "Catch & Release Only" signs at a merchandise cost not to exceed \$650, plus standard rates of labor for installation. Director Russo seconded said motion, which carried unanimously.

Mr. Bonnerjee exited the meeting at this time.

WEBSITE UPDATES

Mr. Page next presented to the Board a Monthly Communications Report dated August 18, 2025, as prepared by Touchstone, a copy of which is attached hereto as **Exhibit G**. 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 City Council for the City of Houston tagged the annexation following their July 15, 2025, meeting, due to the fact that the land was being annexed into both the District and Harris County Municipal Utility District No. 493. Following discussion with City Council officials, SPH expects the annexation to be placed back on the City Council agenda for consideration in August or September.

DEVELOPER'S REPORT

Ms. Baker presented to and reviewed with the Board the home inventory report through July 2025, as prepared by the Developer, a copy of which is attached hereto as **Exhibit H**. 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 additional items of a legal nature to discuss, which had not already been discussed.

MATTERS FOR PLACEMENT ON FUTURE AGENDAS

The Board considered items for placement on future agendas. Mr. Page noted that WCID 157 was considering adoption of a rule prohibiting motorized vehicle use on the District lakes, and was requesting that the District adopt a similar rule for uniformity in the Bridgeland community. Following discussion, the Board requested that an item be added to next month's agenda to consider same.

ADJOURNMENT

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



Kristal Helby
Secretary

HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 159
LIST OF ATTACHMENTS TO MINUTES
August 18, 2025

- Exhibit A Bookkeeper's Report
- Exhibit B Tax Assessor-Collector's Report
- Exhibit C Engineer's Report
- Exhibit D Resolution Designating Location in District for Posting Notices of Meetings
- Exhibit E Operator's Report
- Exhibit F Landscape Report
- Exhibit G Monthly Communications Report
- Exhibit H Developer's Home Inventory Report