

HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 159

Minutes of Meeting of Board of Directors

July 20, 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 July 20, 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 Directors Cook and Maham, 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. No such comments were presented, and 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 June 15, 2026. Mr. Page noted that a minor revision had been made to the minutes at Director Cook's request. After discussion of the draft minutes presented, Director Goin moved that the June 15, 2026, minutes be approved, as revised. 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 June 15, 2026, a copy of which is attached hereto as **Exhibit A**, and reviewed the Executive Summary therein. In connection therewith, Mr. Smith also requested approval of check no. 4108, payable to Director Russo, for fees of office associated with Director Russo's completion of the required cybersecurity training. Following discussion, it was moved by Director Goin, seconded by Director Helbig, and unanimously carried, that the Bookkeeper's Report, including the disbursements listed therein for payment, be approved, as presented, with the addition of check no. 4108.

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 June 30, 2026, a copy of which is attached hereto as **Exhibit B**, including the checks presented for payment. After discussion, Director Russo moved that the Tax Assessor-Collector's Report be approved, as presented, and the disbursements listed therein be approved for payment. Director Goin seconded said motion, which unanimously carried.

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 July 20, 2026, a copy of which is attached hereto as **Exhibit C**. 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. Ms. Demary requested the Board's ratification of an Abandonment and Reconveyance of Easement (Pollinator Drive, Section 4) and acceptance of an Irrigation Easement (Pollinator Drive, Section 5). Ms. Demary also requested and the Board's acceptance of an Irrigation Easement (Bridgeland Peek Road Street Dedication, Section 13 – 0.0004 acre), an Irrigation Easement (Bridgeland Peek Road Street Dedication, Section 13 – 0.1281 acre), a Storm Sewer Easement (Bridgeland Peek Road Street Dedication, Section 13 – 0.0688 acre), and a Conveyance and Bill of Sale of Facilities (Bridgeland Prairieland Crossing, Section 2 – Non-Potable Irrigation Facilities). Following discussion, Director Russo 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 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 presented to and reviewed with the Board the Interlocal Mowing Reimbursement Agreement by and between HCFCD and the District, a copy of which is attached hereto as **Exhibit D**. Following discussion, Director Russo moved that the Interlocal Mowing Reimbursement Agreement by and between HCFCD and the District be approved, and that Director Cook, as President, be authorized to execute same on behalf of the Board and the District. Director Goin seconded said motion, which carried unanimously.

OPERATOR'S REPORT

Mr. Scott presented to and reviewed with the Board the Operator's Report dated July 20, 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.

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

Mr. Page presented and reviewed with the Board a Landscape Report, dated July 20, 2026, a copy of which is attached hereto as **Exhibit F**. In connection therewith, Mr. Page provided a brief update as to matters within the District. Following discussion, Director Russo moved to ratify Director Cook's prior authorization for (i) Spencer Outdoor to complete additional clean-up around the District following the Fourth of July holiday, and (ii) Fiedler Landscaping to power wash the steps and cement structures surrounding Dragonfly Lake, at a cost not to exceed \$4,500. Director Goin seconded said motion, which carried unanimously.

WEBSITE UPDATES

Mr. Page next presented to the Board a Monthly Communications Report dated July 20, 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 reported to the Board that the application package was filed with the City of Houston on July 8, 2026. 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 June 2026, 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.

AUTHORIZE FILING OF LOCAL GOVERNMENT BOND, TAX, AND PROJECT DATABASE REPORT WITH THE TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

Mr. Page advised the Board that, pursuant to Chapter 403, Texas Government Code, as amended by H. B. 103 in the 89th Regular Legislative Session, every taxing unit that currently levies a tax, including the District, must annually submit a tax rate and bond authorization and issuance report to the Comptroller of Public Accounts (the "Comptroller") for inclusion in the Comptroller's Local Government, Bond, Tax, and Project Database. He noted that, pursuant to the rules adopted by the Comptroller, the annual report will include (i) bond elections held in May 2026, and (ii) bond issuances that utilized authority voted since May 2015. Following discussion, Director Goin moved that the District's consultants be authorized to prepare the report, and that SPH be authorized to submit same to the Comptroller on the District's behalf. Director Russo seconded the motion which carried unanimously.

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 all Directors have completed 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 Russo, seconded by Director Goin and unanimously carried, the meeting was adjourned.


Secretary



HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 159
LIST OF ATTACHMENTS TO MINUTES
July 20, 2026

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