

MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF WALLER §

EAST WALLER COUNTY MANAGEMENT DISTRICT §

The Board of Directors (the "Board" or the "Board of Directors") of EAST WALLER COUNTY MANAGEMENT DISTRICT (also sometimes referred to herein as the "District") met in special session, accessible to the public, at The Cannon, 1334 Brittmoores Rd., Houston, Texas 77043 on November 4, 2024 at 12:00 p.m., and the roll was called of the members of the Board to-wit:

Lisa Cooper	Chairman
Samuel McArthur	Vice-Chairman
Kevin Vader	Secretary
Monette Stephens	Assistant Secretary
Stephen McGrath	Assistant Secretary

All members of the Board were present at the commencement of the meeting except Director Cooper. All directors present at the time a vote was taken voted on all items that came before the Board. Also present were Chrishone Peterson, engineers for the District; Sophia Filfil, representing the owner and developer of lands within the District, Matt McPhail, attorney of Winstead PC ("Winstead") general counsel and bond counsel for the District, In addition, Andre Ayala with Hilltop Securities, the District's Financial Advisor and Melisa Montague, paralegal of Winstead PC, attended the meeting by telephone conference.

1. Public Comment: Mr. McPhail called for public comment. Hearing none, the Public Comment session was closed and the Board proceeded to the next item of business.

2. Meeting Minutes: The Board reviewed the Minutes from the September 24, 2024 and October 8, 2024 Board Meetings. Upon motion by Director McGrath, seconded by Director Vader and unanimously carried, the Board approved the September 24, 2024 Meeting Minutes. Upon motion by Director Vader, seconded by Director McGrath and unanimously carried, the Board approved the October 8, 2024 Meeting Minutes as written.

3. Public Hearing on Advisability and Nature of Improvements and Proposed Method of Assessments: At 12:16 p.m., upon motion by Director Vader seconded by Director McGrath and unanimously carried, the Board opened the Public Hearing on the Advisability and Nature of Improvements within the District and Levying Special Assessments Against the Property Within the District and Issuing Bonds Regarding same. Mr. McPhail confirmed that proper notice had been given to conduct the hearing. The Board called for public comment. Hearing none, upon motion by

Vader seconded by Director McGrath and unanimously carried, at 12:17 p.m., the Board closed the Public Hearing.

4. Resolution Declaring the Advisability of Improvements and Method of Assessment: Consideration was next given to the review and adoption of a Resolution Declaring the Advisability of Improvements and Method of Assessment Within the District. Upon motion by Director Vader, seconded by Director McGrath and unanimously carried, the Board approved the Resolution as presented.

5. Timeline for Special Assessment Revenue Bonds: With respect to the timeline for the Special Assessment Revenue Bonds, Mr. McPhail advised the Board that the timeline has been pushed by at least a month. Mr. Ayala mentioned that he needs more information from the engineer before they are able to move forward with finalizing the preliminary offering memorandum and a service and assessment plan. As soon as they finalize the preliminary offering memorandum, the District can call for a Public Hearing to accept the Preliminary Service and Assessment Plan. When the Public Hearing happens bonds are likely to close a couple months after that date.

6. Wholesale Water Agreement: Mr. McPhail mentioned that he had a meeting with the TCEQ to discuss the status of the agreement. Once he gets answers from the TCEQ and final numbers, he will draft an amendment to the Wholesale Water Agreement and will bring any final amendment back to the Board for approval. Ms. Filfil stated that connection fees need to be finalized and added to that amendment. It was also noted that the engineer is working on this issue. Upon motion by Director Vader, seconded by Director McArthur and unanimously carried, the Board authorized its attorney to make minor amendments to the agreement and to incorporate the changes discussed.

7. Amended and Restated Operating Costs and Facilities Reimbursement Agreements (individually and collectively referred to as "Reimbursement Agreement"): Mr. McPhail explained that the current Reimbursements Agreements with the developer are being amended due to new requirements from the Attorney General with respect to assessment financing.

Upon motion by Director Vader, seconded by Director McGrath and unanimously carried, the Board approved the Reimbursement Agreement and the Resolutions approving such Reimbursement Agreement for 622 Sofi Lakes LP.

Upon motion by Director Vader, seconded by Director McGrath and unanimously carried, the Board approved the Reimbursement Agreement and the Resolutions approving such Reimbursement Agreement for Sofi Lakes LLC.

Upon motion by Director Vader, seconded by Director McGrath and unanimously carried, the Board approved the Reimbursement Agreement and the Resolutions approving such Reimbursement Agreement for GardenBure Development LLC.

8. Water and Wastewater Services: Mr. McPhail noted that there is no update at this time.

9. Engineering Report: Mr. Peterson reviewed the Engineering Report in detail. With respect to the WWTP Phase 1, R.G. Miller submitted plans to the TCEQ on September 24th and are waiting for comments. With respect to the Water Plant, Phase 1, plans have been submitted for review and are waiting for comments. With respect Sofi Lakes, Section 1, comments were received and will be addressed. Several projects are almost ready to be advertised for bids. No action is needed on these items at this time as these were taken care on in the previous meeting.

Mr. Peterson reviewed the Recommendation of Aware for the Detention and Amenity Ponds 3 and 4 and the Pump Station to Serve Sofi Lakes Detention Phase 1. The bids were opened on October 25th and R.G. Miller is recommending awarding the contract to Hurtado Construction Company who bid \$4,780,369.00. The Board discussed the bids and discussed stormwater control and the pricing with respect thereto.

Upon motion by Director Vader, seconded by Director McGrath and unanimously carried, the Board approved the bid by Hurtado Construction Company and authorized R.G. Miller to move forward as necessary.

Upon motion by Director Vader, seconded by Director McGrath and unanimously carried, the Board accepted the Engineering Report.

11. Calendaring: The next Board meeting will tentatively be scheduled between December 11th and December 16th.

12. Adjournment: There being no further business to conduct, upon motion by Director Vader, seconded by Director McGrath and unanimously carried, the Board adjourned until further call.

APPROVED AND ADOPTED this 21st day of February, 2025.



Kevin Vader, Secretary
Board of Directors
East Waller County Management District

(DISTRICT SEAL)

