

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 R.G. Miller DCCM, 1080 Eldridge Parkway, Suite 600, Houston, Texas 77077 on February 21, 2025 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 Stephens. All directors present at the time a vote was taken voted on all items that came before the Board. Also present were Matt McPhail, attorney and Vicki Hahn, paralegal, of Winstead PC ("Winstead") general counsel and bond counsel for the District, James Miller and Chrishone Peterson, engineers for the District; Sophia Filfil and Javier Martinez, representing the owner and developer of lands within the District.

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 November 4, 2024 Board Meetings. Upon motion by Director McGrath, seconded by Director Vader and unanimously carried, the Board approved the November 4, 2024 Meeting Minutes.
3. Bond Issuance: Mr. McPhail informed the Board that the Indenture will probably go out next week. We will have a special meeting and publish the notice as soon as we are able. Mr. Peterson mentioned that he needs meetings to approve awarding upcoming bids, so hopefully, those meetings can be scheduled at the same time. We will be able to target dates for the bond schedule soon.
4. G-10 Disclosure: The Board next reviewed an MSRB Form G-10 disclosure confirmation letter prepared by Hilltop Securities, Inc., the Board's financial advisor, and it was noted that such letter was an annual requirement for financial advisors to send out for Districts whom have issued

debt. Upon motion by Director Vader, seconded by Director Cooper, the Board acknowledged receipt of the MSRB Rulemaking Board Form G-10 disclosure confirmation letter.

5. Wholesale Water Agreement: Mr. McPhail mentioned that the agreement will be revised to include statutory verifications of the developer. Upon motion by Director Vader, seconded by Director McGrath and unanimously carried, the Board authorized the inclusion of the above language to the agreement.

6. Engineering Report: Mr. Peterson reviewed the Engineering Report in detail.

a) Waste Water Treatment Plant ("WWTP"): Mr. Peterson requested that the Board authorize the advertisement of a bid request for the design and construction of the Lift Station for the WWTP. Upon motion by Director Vader, seconded by Director McGrath and unanimously carried, the Board authorized the advertisement for the design and construction of the Lift Station for the WWTP.

b) Sofi Lakes Phase 1: Mr. Peterson recommended the approval of Pay Estimate No. 1 for Hurtado Construction Company in the amount of \$586,314.00 for the Detention and Amenity Ponds 3 and 4 and the Pump Station. Director McGrath asked what the Engineer's process is for ensuring that the work is completed before approval. Per Ms. Filfil, they are going to the property to see the work on a weekly basis and the engineer also provides a construction report on a weekly basis. The Engineer confirmed that they go to the site to check the work before they recommend approval. Upon motion by Director Vader, seconded by Director McGrath and unanimously carried, the Board such Pay Estimate.

c) Meetings: Mr. Peterson would like to see more frequent meetings to approve engineering items. Per Mr. McPhail, the District is moving towards having regularly scheduled monthly meeting. Mr. Peterson discussed when he needs the next meetings to be scheduled in order to approve the bids he has coming in.

Upon motion by Director Cooper, seconded by Director McArthur and unanimously carried, the Board accepted the Engineering Report.

7. Calendaring: The next Board meeting will tentatively be scheduled for the last Thursday in March.

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

APPROVED AND ADOPTED this 27th day of March, 2025.



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

(DISTRICT SEAL)

