

MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS

THE STATE OF TEXAS §
COUNTY OF HARRIS §
EAST LAKE HOUSTON MANAGEMENT DISTRICT §

The Board of Directors (the “Board”) of EAST LAKE HOUSTON MANAGEMENT DISTRICT (the “District”) met in Regular Session, on April 15, 2025, at 12:00 p.m. at 340 N. Sam Houston Parkway, Suite 140, Houston, Texas 77060, a designated meeting location outside the District. The roll was called of the members of the Board, to-wit:

William Glen Woodson	Chairman	Position 3
Michael Lacy	Vice Chairman	Position 1
Zach Dehghanpoor	Secretary	Position 2
Erik Armstrong	Assistant Secretary	Position 4
Freddy Villalobos	Assistant Secretary	Position 5

All members of the Board participated in the meeting except Director Villalobos and Director Armstrong. In addition, Lynda Fuqua and Chasity Mazucca with FDR Consulting, LLC, the District’s engineer, Tiffany Loggins with L&S District Services, the District’s bookkeeper, Tony Bonaventure with Precision Utility, LLC., the District’s facilities operator; and Joe Fogarty, Kerry Ready, John Speer and Grant Speer, developers of the District. Also attending via telephone conference, Matt McPhail, attorney, Justin Cox, attorney, and Vicki Hahn, paralegal, with Winstead PC, General Counsel and Bond Counsel for the District, and Remy Cipriano with Legalist.

1. Public Comment: The Board called for public communications and comments however, none being heard, the Board moved on to the next item of business.
2. Minutes: The Board reviewed the Meeting Minutes for the March 18, 2025, Board Meeting. Upon motion by Director Lacy, seconded by Director Woodson and unanimously carried, the Board approved such Meeting Minutes.
3. Developer Reports: Mr. Fogarty and Mr. Speer noted that any updates they have would be covered in the Engineering Report.
4. District Financing: Mr. McPhail noted that there is no action needed by the Board at this meeting and that the developers, engineer and bond team are working on a due diligence questionnaires that need to be completed to keep the process moving ahead.

5. Possible Substitution of Land: Mr. McPhail informed the Board that he spoke to Mr. Fogarty about the substitution of land that was discussed at the last meeting. Mr. McPhail discussed with the Board the various difficulties associated with annexing and excluding land after a bond election has been held. Due to those difficulties and timing limitations, the Mr. Fogarty informed the Board they will explore other ways to accomplish their goal without adjusting the District's boundaries and discuss options with the landowner. Ms. Ready added that the partial lot may not be buildable for a traditional builder and they will work to identify an efficient solution.
6. Water Facilities Construction Agreement with Aqua Texas: Mr. Cox stated that there is no update at this time. However, the matter of the tax-exempt status of debt issued to reimburse a developer for payments to a private utility system continue to be assessed by Winstead, PC in its role as bond counsel.
7. Engineering Report: Ms. Fuqua reviewed the Engineering Report.

a) **Crosby Pines**:

Action Items: See Engineering Report.

With respect to awarding the bid, Ms. Fuqua mentioned that Indus Builders and Developers ("Indus") were the lowest bid even though they left an item out and had to add it to their bid. She recommends awarding the bid to Indus. She has vetted them and they are capable of doing the work. Per Mr. Cox, underground electrical utilities are not reimbursable to the developer. He asked Ms. Fuqua if the HOA will be responsible for maintaining the street lights. Mr. Fuqua responded that they are but the District needs to pay for installation and that the District is agreeing to allow them install the associated utilities.

Upon motion by Director Woodson, seconded by Director Lacy and unanimously carried, the Board approved the action items as set forth in the Engineering Report.

b) **Crosby Terrace**:

Action Items: See Engineering Report

Upon motion by Director Woodson, seconded by Director Dehghanpoor and unanimously carried, the Board approved the action items as set forth in the Engineering Report.

c) **Crosby WWTP and WTP**: Ms. Fuqua previously mentioned that she separated this from the other subdivisions because it will serve the Crosby Pines, Crosby Terrace and Lone Wolf subdivisions.

Action Items: See Engineering Report

Ms. Fuqua requested approval of a Will Serve Letter to be provided to Huffman EMS for 14.5 equivalent single family connections. Mr. McPhail asked if Huffman EMS is aware of the timeline with respect to the availability of water. Ms. Fuqua responded that Huffman EMS is aware that water is not available not but she has told them that it should be available in about six months.

Upon motion by Director Lacy, seconded by Director Dehghanpoor and unanimously carried, the Board approved the action items as set forth in the Engineering Report.

d) **Eagles Cove:**

Action Items: See Engineering Report

Upon motion by Director Woodson, seconded by Director Dehghanpoor and unanimously carried, the Board approved the action items as set forth in the Engineering Report.

e) **Heron Lakes:**

Action Items: See Engineering Report

Ms. Fuqua requested that the District's attorney write an Opinion Letter with respect to the leasing of transmission lines to Aqua Texas and to execute the Aqua Agreement. Mr. McPhail informed her and the Board, Winstead is in the process of making an independent determination on whether such bonds can be tax-exempt. He continued that such a determination is made independently and is not subject to Board action, so this requested action will be excluded from the District's approval of action items. Mr. McPhail recommended that the Board approve the Aqua Agreement subject to final review and approval by the District's attorney and engineer.

Upon motion by Director Lacy seconded by Director Dehghanpoor and unanimously carried, the Board approved the action items as set forth in the Engineering Report: (i) with the exception of the Opinion Letter; and (ii) approval of the Aqua Agreement being made subject to final review and approval by the District's attorney and engineer.

f) **Highland Shores:**

Action Items: See Engineering Report

Upon motion by Director Woodson, seconded by Director Dehghanpoor and unanimously carried, the Board approved the action items as set forth in the Engineering Report.

g) **Lone Wolf:**

Action Items: See Engineering Report

Upon motion by Director Woodson, seconded by Director Lacy and unanimously carried, the Board approved the action items as set forth in the Engineering Report.

h) **Lone Stag:**

Action Items: See Engineering Report

Upon motion by Director Woodson, seconded by Director Dehghanpoor and unanimously carried, the Board approved the action items as set forth in the Engineering Report.

i) **Tennessee Township:**

Action Items: See Engineering Report.

Upon motion by Director Lacy seconded by Director Dehghanpoor and unanimously carried, the Board approved the action items as set forth in the Engineering Report.

j) **Tennessee Township:**

Action Items: See Engineering Report.

Upon motion by Director Woodson seconded by Director Dehghanpoor and unanimously carried, the Board approved the action items as set forth in the Engineering Report.

Upon motion by Director Woodson seconded by Director Lacy and unanimously carried, the Board accepted the Engineering Report.

8. **Bookkeeping Report:** Ms. Loggins presented the Bookkeeping Report.

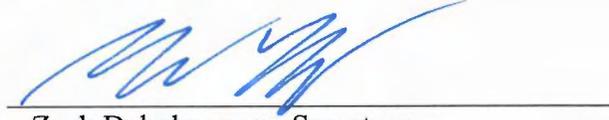
Upon motion by Director Woodson, seconded by Director Lacy and unanimously carried, the Board approved the Bookkeeper's Report and authorized the disbursements as set forth therein.

9. **Calendaring:** It was noted the next Board meeting is tentatively scheduled for May 20, 2025.

10. **Adjournment:** There being no further business to conduct, upon motion by Director Woodson, seconded by Director Dehghanpoor and unanimously carried, the Board adjourned until further call.

APPROVED AND ADOPTED this 8th day of May, 2025.

EAST LAKE HOUSTON MANAGEMENT
DISTRICT



Zach Dehghanpoor, Secretary

(DISTRICT SEAL)

