

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 Special Session, on June 9, 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, Chasity Mazucca with FDR Consulting, LLC, Manny Vadhar and Juan M. Rojas 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 and Justin Cox, attorneys and Vicki Hahn, paralegal, with Winstead PC, Remy Cipriano with Legalist and Lynda Fuqua with FDR Consulting, LLC, the District’s engineer.

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: Minutes for May 8, 2025, will be reviewed at the next Board Meeting.
3. Developer Reports: Mr. Fogarty and Mr. Speer noted that any updates they have would be covered in the Engineering Report.
4. Public Hearing on Advisability and Nature of Improvements and Proposed Method of Assessments: At 12:04 p.m., upon motion by Director Woodson, seconded by Director Lacy 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 Director Woodson seconded

by Director Lacy and unanimously carried, at 12:05 p.m., the Board closed the Public Hearing.

5. 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 Woodson, seconded by Director Lacy and unanimously carried, the Board approved the Resolution as presented.
6. Resolution Accepting the Preliminary Service and Assessment Plan and Assessment Roll ("SAP"): Mr. McPhail noted that SAP was not ready and that this Resolution will be considered at a future meeting.
7. Engineering Report: Ms. Fuqua reviewed the Engineering Report.

a) **Crosby Pines**:

Action Items: No action items.

- b) **Crosby Terrace**: With respect to F&G Site Work Services, Ms. Fuqua noted that \$30,000 of the total is to be reimbursed to the developer. With respect to the ICON Application for Payment, corrections are needed. However, Ms. Fuqua is recommending approval at a cost not to exceed \$1,248,096.39.

Action Items: See Engineering Report.

Upon motion by Director Woodson, seconded by Director Lacy and unanimously carried, the Board approved the ICON Application for Payment at a cost not to exceed \$1,248,096.39. In addition, the Board authorized signature on the contract for ICON.

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.

- c) **Crosby WWTP and WTP**: Ms. Fuqua mentioned that there will be revisions to the bClear lease so she would like to discuss at the next meeting.

Action Items: No action items.

d) **Eagles Cove**:

Action Items: No action items

- e) **Heron Lakes**: Mr. Cox mentioned that the Change Orders for ANDO are for unforeseen issues. He also noted that Change Orders cannot be in excess of 25% (cumulative) of the original bid for the District to remain in compliance with public

bidding laws which could cause reimbursement issues in the future. Director Lacy expressed concern over the prices being provided by ANDO and requested that someone verify the amounts on the change orders for future Board discussion. Ms. Fuqua noted that she will review the Change Orders with John Speer and discuss at the next meeting.

Action Items:

Item No. 1 of the Engineering Report: Upon motion by Director Woodson, seconded by Director Lacy and unanimously carried, the Board approved the Electric Geoff invoice as set forth in the Engineering Report.

Item No. 2 of the Engineering Report: The Board will review at the next meeting.

Item No. 3 of the Engineering Report: Upon motion by Director Dehghanpoor, seconded by Director Lacy and unanimously carried, the Board approved the Pay Application for ANDCO in the amount of \$95,950.00

Item No. 4 of the Engineering Report: Upon motion by Director Woodson, seconded by Director Lacy and unanimously carried, the Board approved the TxDOT Traffic Impact Analysis at a cost not to exceed \$25,000.

f) **Highland Shores:**

Action Items: No action items

g) **Lone Wolf:** Ms. Fuqua noted that she is working with the City of Houston in hopes of getting water from them and creating a Groundwater Reduction Plan ("GRP"). She met with the City of Houston last week and the District will only have one well which will have an interconnect with the City of Houston. The City of Houston will own and operate the treatment plant. They will pipe water from Lone Wolf to Crosby Terrace and then from Crosby Terrace to Crosby Pines. It is the only way to get into a GRP. This change will require a change to the Lease Agreement with bClear. The Board questioned why the City of Houston would own the treatment plant. Ms. Fuqua replied that the City of Houston definitely wants to operate the treatment plan but may negotiate ownership. Mr. Fogarty added that the District will buy water wholesale from the City of Houston for all three subdivisions. Ms. Fuqua stated that she is working out exactly what the District needs at Crosby Terrace to keep the water moving. If there is not enough pressure, re-treatment would be necessary. They also need to work out the size of the lines. Director Lacy asked how far away the line is from Crosby Terrace. Ms. Fuqua replied that she thinks it is about 7,000 feet. Mr. McPhail asked if Mr. Rosenberg has this revised information because it will change the SAP. Ms. Fuqua noted that he does not because the change with the City of Houston just happened last Thursday. Mr. Fogarty does not believe that it will change the cost. Mr. McPhail stated that Mr. Rosenberg needs to get this information to ensure there are no changes to the SAP. The Board continued to discuss the changes caused by the City of Houston in more detail. Ms. Fuqua mentioned that she is asking that the Board approval all additional design work that will be caused by this City of Houston change. Director Lacy would request

that the Board receive final documents before approving.

Action Items: See Engineering Report

Item No. 1: No action is needed at this time.

Upon motion by Director Woodson, seconded by Director Lacy and unanimously carried, the Board approved action item nos. 2, 3, 4 and 5 as set forth in the Engineering Report.

h) **Lone Stag:**

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.

i) **Tennessee Township:**

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.

j) **Villa Robles:** Ms. Fuqua explained the Options in the Form of Water Supply Agreement from North Harris County Regional Water Authority (“NHCRWA”) noting that for Option No. 1, the District is not reserving water for all future needs but only what the District needs for Section 1 and that there is a chance that if the District selects Option No. 1, that if the District needs more water in the future, it may not be available. Option 2 will reserve water for all future needs of the District. She recommends Option No. 1. Mr. Fogarty asked Ms. Fuqua to get the Engineering Report to everyone at least two days prior to the Board meeting so that everyone has time to review it prior to the Board meeting.

Action Items: See Engineering Report

Upon motion by Director Woodson, seconded by Director Lacy and unanimously carried, the Board approved Option No. 1.

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

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

8. Calendaring: It was noted the next Board meeting will be before the end of the month. The meeting may be scheduled for a day other than the normal meeting date because the date is being driven by the completion of the SAP.
9. Adjournment: There being no further business to conduct, upon motion by Director Woodson, seconded by Director Lacy and unanimously carried, the Board adjourned until further call.

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

EAST LAKE HOUSTON MANAGEMENT
DISTRICT



Zach Dehghanpoor, Secretary

(DISTRICT SEAL)

