

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 June 17, 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 McArthur. All directors present at the time a vote was taken voted on all items that came before the Board. Also present were Chrishone Peterson of R.G. Miller, engineers for the District, Sophia Filfil, representing the owner and developer of lands within the District and Connor Smith and Alyna Caesar-Ayure at Doré Rothberg Law, attorneys representing the Developer. In addition, attending by telephone conference were Matt McPhail, attorney and Vicki Hahn, paralegal of Winstead PC, general counsel and bond counsel for the District ("Winstead"), Andre Ayala with Hilltop Securities, the District's Financial Advisor, and Prabha Cinclair, Cinclair Law, PLLC, attorney representing the Developer.

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. Resolution Accepting the Preliminary Service and Assessment Plan: The Board next reviewed a Resolution Accepting Preliminary Service and Assessment Plan and Assessment Roll for the Levy of Assessments for Authorized Improvements in the District, Setting a Date for Public Hearing, and Authorizing Publication of Notice. Mr. McPhail explained that notice of such hearing would be published in a newspaper of general circulation in the District and mailed to landowners within the District. Mr. McPhail explained that it is the same document that Mr. Ayala reviewed at the last meeting but this is essentially the final form and is the document that will be relied upon and that we file. Mr. McPhail noted that the District is setting the Public Hearing for July 10<sup>th</sup>. July 10<sup>th</sup> will give the underwriter enough time to market the bonds and get ready so that the District can assess that day. Again, the timeline will be driven by the developer items that the underwriter is waiting on. Mr. Smith, the developers' attorney, can give more information on the items that the underwriter still needs from the developer. Winstead has a meeting with Trez Capital tomorrow to discuss their due diligence requests and the bond timeline. Upon motion by Director Vader,

seconded by Director Cooper and unanimously carried, the Board approved the Resolution Accepting Preliminary Service and Assessment Plan and Assessment Roll for the Level of Assessments for Authorized Improvements in the District, Setting a Date for Public Hearing, and Authorizing Publication of Notice.

3. Construction, Funding and Acquisition Agreement: Mr. McPhail informed the Board that the Construction Funding and Acquisition Agreement will be reviewed at a future meeting.

4. Tax Assessor/Collector Agreement: Mr. McPhail mentioned that we are still waiting for the agreement from the Tax Assessor/Collector to collect assessments and ad valorem taxes.

5. Amended Wholesale Agreement for Water and Wastewater: Mr. McPhail noted that the agreement will be reviewed at a future meeting.

6. Water and Wastewater Reimbursement Agreement: Mr. McPhail noted that the agreement will be reviewed at a future meeting.

7. Amended and Restated Reimbursement Agreement: Mr. McPhail noted that that agreement will be reviewed at a future meeting.

8. Developer Update: No update.

9. Engineering Report: No update.

10. Calendaring: The Board discussed that they are available on July 10, 2025 for the Public Hearing and acknowledged that another meeting will be held prior to that meeting.

11. 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 10<sup>th</sup> day of July, 2025.

East Waller County Management District



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Kevin Vader, Secretary  
Board of Directors

(DISTRICT SEAL)

