

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 July 22, 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 McGrath and Director McArthur. Also present were Richard Le and Chrishone Peterson, with R.G. Miller, engineers for the District, Sophia Filfil, representing the owner and developer of lands within the District. 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"). Alex Van Duzer, Martin Filfil, Yara Filfil and Will Jackson attended the meeting as a member of the public.

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 July 1, 2025 Board Meeting. Upon motion by Director Vader, seconded by Director Cooper and unanimously carried, the Board approved such Meeting Minutes.

3. Agreed Upon Procedures Report ("AUP Report"): Mr. McPhail noted that the AUP Report is not ready. He explained that an AUP Report ensures that reimbursements from a bond issue are handled appropriately. Mr. McPhail informed the Board that the auditing firm has been engaged. Mr. McPhail recommends approving the AUP Report, contingent upon review and approval by counsel and a representative from the Board. The Board would prefer not to schedule another meeting just to approve the AUP Report. Mr. McPhail also noted that the AUP Report will be approved by the auditor, McCall Gibson. Upon motion by Director Vader, seconded by Director Cooper and unanimously carried, the Board approved finalizing the AUP Report contingent upon review by counsel and appointed Director Cooper and/or Director Vader as the representatives that could review and approve the final AUP Report and authorized Director Cooper and/or Director Vader to sign such AUP Report.


Mr. Van Duzer entered the meeting. He noted that he brought the draft AUP Report to the Board for the Board's review.

4. Status of Special Assessment Revenue Bonds: Mr. McPhail noted that he received good news from the Attorney General's Office. The District is ready to close on the bonds. The bonds are scheduled to close tomorrow. No additional action is needed.

5. Tax Assessment and Collection Agreement with Waller County: Ms. Hahn noted that she is still waiting for Waller County to finalize its review and send the agreement.
6. Calendaring: The Board discussed that the next meeting will be scheduled as needed.
7. 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 26th day of August, 2025.

East Waller County Management District



Kevin Vader, Secretary
Board of Directors

(DISTRICT SEAL)

