

**MINUTES OF MEETING
OF THE BOARD OF DIRECTORS**

THE STATE OF TEXAS §
COUNTIES OF HARRIS AND MONTGOMERY §
EAST LAKE HOUSTON MANAGEMENT DISTRICT §

The Board of Directors (the “Board”) of East Lake Houston Management District (the “District”) met in special session, on July 8, 2025, 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 were present at the commencement of the meeting with the exception of Director Armstrong and Director Villalobos, thus constituting a quorum. Also present were: Ms. Loren Clark of L&S District Services (“Bookkeeper”); Mr. Joe Fogarty, Ms. Kerry Ready, and Mr. John Spear, developers of lands within the District; and Mr. Jimmy Thornton, a member of the public. The following attended the meeting by telephone conference: Mr. Matt McPhail and Mr. Justin Cox, attorneys, and Ms. Amy Bieber, paralegal, each of Winstead PC; Ms. Lynda Fuqua of FdR Consulting, LLC (“Engineer”); and Mr. Remy Cipriano and Ms. Cindy Chen of Legalist. Mr. Pablo Bribiesca of Bclear entered the meeting after it had been called to order.

The meeting was called to order at 12:30 p.m.

1. The Board opened the meeting to public communication or comment. Hearing none, the Board closed the public comment section of the meeting.
2. The Board reviewed the Meeting Minutes for the June 9, 2025, and June 24, 2025, meetings of the Board of Directors. Upon motion by Director Woodson, seconded by Director Lacy and unanimously carried, the Board approved the minutes as presented.
3. The Board next recognized Mr. Fogarty, who updated the Board with regard to development within the District, reporting that discussions with Municipal Capital Markets Group are in progress regarding lease funding discussions for the Villa Robles and Crosby Terrace sections of the District. No formal action was taken by the Board.
4. The Board next considered eight Petitions for Addition of Lands into the District (the “Petitions”), copies of which are attached hereto as Exhibit “A-1” through “A-8”. Mr. McPhail discussed the Petition with the Board, noting that the parcels to be considered for addition are not located within any city’s corporate limits or extraterritorial jurisdiction; therefore, no city’s

consent is needed and the lands can be properly added to the District. The Board next considered an Order Adding Lands and Redefining and Correcting Boundaries, a copy of which is attached hereto as Exhibit “B”. Following a discussion, Director Woodson moved that the Board (i) accept the Petitions as presented; (ii) adopt the Order as presented; and (iii) authorize the District’s legal counsel to record same with Harris County, Texas, and Montgomery County, Texas, and file the same with the Texas Commission on Environmental Quality (“TCEQ”). Director Lacy seconded said motion, which carried unanimously.

5. The Board next considered an Amended District Information Form to reflect the issuance of road bonds, a copy of which is attached hereto as Exhibit “C”. Mr. McPhail noted that the document has been updated to reflected to redefined and corrected boundaries of the District. Following a discussion, Director Woodson moved that the Board (i) approve the Amended District Information Form; and (ii) authorize the District’s legal counsel to record same with Harris County, Texas, and Montgomery County, Texas, and file the same with the TCEQ. Director Lacy seconded said motion, which carried unanimously.

6. The Board next recognized Mr. McPhail, who updated the Board with regard to the current proposed schedule for the issuance of the District’s Special Assessment Revenue Bonds, Series 2025A (Crosby Terrace Improvement Area Project). Mr. McPhail reported that pricing of the bonds is currently planned for July 31, 2025, with closing scheduled for August 26, 2025. No formal action was taken by the Board.

7. The Board next considered 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, a copy of which is attached hereto as Exhibit “D”. The Board discussed the Preliminary Service and Assessment Plan, the method of proposed assessments, and how the assessments have been calculated. Following a discussion, Director Woodson moved that the Board (i) set the date for public hearing for July 31, 2025, at 1:00 p.m. at 340 N. Sam Houston Parkway, Suite 140, Houston, Texas 77060; and (ii) approve the Resolution as presented. Director Lacy seconded said motion, which carried unanimously.

8. The Board next considered the engagement of McCall Gibson Swedlund Barfoot Ellis PLLC as auditor for the District, a copy of the proposal for which is attached hereto as Exhibit “E”. Following a discussion, Director Woodson moved that the Board approve the engagement for auditing services as presented. Director Lacy seconded said motion, which carried unanimously.

9. The Board next recognized Ms. Fuqua, who presented to and reviewed with the Board an engineering report dated July 8, 2025, a copy of which is attached hereto as Exhibit “F”. Ms. Fuqua updated the Board with regard to engineering matters within the District and next recommended approval of the following pay applications and change order:

- Change Order No. 4 from iCON GC, LLC (“iCON”) in the amount of (\$5,295.07) under the water, wastewater, and storm drainage improvements contract for Crosby Terrace Phase 1.

- Pay Application No. 5 from iCON in the amount of \$1,084,307.62 under the water, wastewater, and storm drainage improvements contract for Crosby Terrace Phase 1.
- Pay Application No. 2 from V&S Construction Co. LLC in the amount of \$167,097.40 under the wastewater treatment plant and water treatment plant improvements contract for Crosby Terrace.

Next, Ms. Fuqua recommended that the Board approve a contract by and between the District and CREAMCON, Inc., for relocation of a TxDOT signal box within the Crosby Terrace development in the total base bid amount of \$20,033.59. Finally, Ms. Fuqua recommended that the Board approve an Application to Transfer the Wastewater Permit from South Central Water Company to the District and authorize the filing of same with TCEQ.

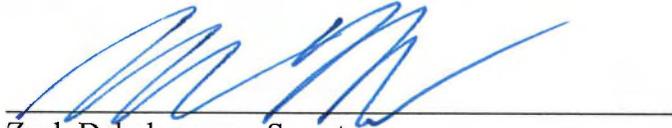
Following a discussion, Director Woodson moved that the Board (i) approve the pay applications and the change order as recommended by the District's Engineer; (ii) approve the contract with CREAMCON, Inc., as presented; (iii) approve the Notice of Award and Notice to Proceed related to same; (iv) approve the Application to Transfer the Wastewater Permit from South Central Water Company to the District and authorize the filing of same with TCEQ; and (v) approve the Engineer's report as presented. Director Lacy seconded said motion, which carried unanimously.

10. The Board next recognized Ms. Clark, who presented to and reviewed with the Board a bookkeeping report dated July 8, 2025, a copy of which is attached hereto as Exhibit "G". Following a discussion, Director Woodson moved that the Board (i) approve the bookkeeping report; and (ii) authorize the payment of bills listed thereon. Director Lacy seconded said motion, which carried unanimously.

There being no further business to conduct, Director Woodson moved that the meeting be adjourned at 1:10 p.m. Director Lacy seconded said motion, which carried unanimously. The Board adjourned until further call.

[Signature page follows]

APPROVED AND ADOPTED this 22nd day of July, 2025.



Zach Dehghanpoor, Secretary
Board of Directors
East Lake Houston Management District

(DISTRICT SEAL)

