

**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 August 26, 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
James Shipman	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 Villalobos, thus constituting a quorum. Also present were: Mr. Joe Fogarty, Ms. Kerry Ready, Mr. John Spear, and Mr. Grant Speer, developers of lands within the District; Ms. Loren Clark of L&S District Services (“Bookkeeper”); and Mr. Ryan Allen, a member of the public. The following attended the meeting by telephone conference: Mr. Matt McPhail, attorney, of Winstead PC; Ms. Lynda Fuqua of FdR Consulting, LLC (“Engineer”); and Mr. Remy Cipriano of Legalist.

The meeting was called to order at 12:00 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 August 7, 2025, meeting of the Board of Directors. Upon motion by Director Lacy, seconded by Director Dehghanpoor and unanimously carried, the Board approved the minutes as presented.

3. Next, Mr. McPhail reported that Director Villalobos has tendered his resignation to the Board and noted that Mr. Ryan Allen has expressed his desire to serve on the Board of Directors. Following a discussion, Director Lacy moved that the Board: (i) accept the resignation of Director Villalobos; (ii) appoint Mr. Allen to the Board of Directors to serve for the remainder of Director Villalobos's unexpired term; and (iii) adopt an Order declaring the same. Director Dehghanpoor seconded said motion, which carried unanimously. Director Allen participated in the remainder of the meeting.

4. Following a discussion, the Board deferred action with regard to the issuance of the District’s Special Assessment Revenue Bonds, Series 2025A (“Crosby Terrace Project Bonds”).

5. The Board deferred action with regard to a developer's report.

6. The Board next recognized Mr. McPhail, who updated the Board with regard to the provision of utility services to the Heron Lakes subdivision, noting that the District's legal counsel met with Aqua, an Essential Utilities, Inc., company, regarding the matter last week and is planning an additional meeting this week to discuss the structure for said services. No formal action was taken by the Board.

7. The Board next recognized Ms. Fuqua, who presented to and reviewed with the Board an engineering report dated August 26, 2025, a copy of which is attached hereto as Exhibit "A". Ms. Fuqua updated the Board with regard to engineering matters within the District and next recommended that the Board approve a proposal from VTX Engineering for design of the District's water treatment plants and related interconnect. It was noted that the costs for each component of the proposal are as follows:

- Water treatment plant to serve the Eagle's Cove development: \$40,000.00.
- Water treatment plant to serve the Highland Shores development: \$40,000.00.
- Water treatment plant to serve the Lone Stage development: \$40,000.00.
- Water treatment plant to serve the Tennessee Township development: \$40,000.00.
- Interconnect to serve the Tennessee Township development: \$10,000.00.

Following a discussion, Director Woodson moved that the Board approve the proposal as recommended by the Engineer. Director Lacy seconded said motion, which carried unanimously. Next, Ms. Fuqua recommended approval of the following item related to the **Crosby Pines** development within the District:

- Will Serve & Maintenance Letter for Crosby Pines Section 2.
- Proposal from Windrose Land Surveying & Land Services, LLC, for construction staking in the amount of \$16,295.00.
- Proposal from Murillo for construction testing in the amount of \$64,400.00.
- Invoice #QT0233440 from Pumps of Houston, Inc., in the amount of \$69,388.25 under the stormwater lift station improvements contract.
- Approval of sanitary sewer lift station design from Pumps of Houston, Inc.

Following a discussion, Director Woodson moved that the Board approve the above action items for the Crosby Pines development within the District as recommended by the Engineer. Director Lacy seconded said motion, which carried unanimously. Next, Ms. Fuqua recommended approval of the following items related to the **Crosby Terrace** development within the District:

- Ratify and approve authorization for advertisement of bids for specialized shoring for the stormwater lift station.
- Award of bid for specialized shoring for the stormwater lift station to the lowest qualified bidder, CK's Concrete Plus, Inc., in the base bid amount of \$134,242.20.
- Will Serve & Maintenance Letter for Crosby Terrace Section 2.

- Change Order No. 5 from iCON GC, LLC, in the amount of \$10,080.00 under the water, wastewater, and storm drainage improvements contract for Crosby Terrace Phase 1.
- Letter iCON GC, LLC, giving approval to proceed with driveway removal.
- Agreement by and between the District and Undine, LLC, for temporary water line pursuant to final review and approval by the District's legal counsel.
- Agreement by and between the District and Undine, LLC, for interconnect pursuant to final review and approval by the District's legal counsel.

Following a discussion, Director Woodson moved that the Board approve the above action items for the Crosby Terrace development within the District as recommended by the Engineer. Director Lacy seconded said motion, which carried unanimously. Next, Ms. Fuqua recommended approval of the following item related to the **Crosby Water Treatment Plant and Wastewater Treatment Plant** within the District:

- Request from City of Houston for temporary water line.
- Request from City of Houston for interconnect.
- Change Order from BClear for removal of Crosby water treatment plant from lease agreement.
- Amendment to Equipment Lease Agreement by and between the District and BClear for removal of Crosby water treatment plant from lease agreement.

Following a discussion, Director Woodson moved that the Board approve the above action items for the Crosby Water Treatment Plant and Wastewater Treatment Plant as recommended by the Engineer. Director Lacy seconded said motion, which carried unanimously. Next, Ms. Fuqua recommended approval of the following items related to the **Heron Lakes Estates** development within the District:

- Proposal from Murillo for construction testing in the amount of \$70,070.00.
- Proposal from My Guys Land Works for demolition of well house in the amount of \$15,000.00.

Following a discussion, Director Woodson moved that the Board approve the above action items for the Heron Lakes Estates development within the District as recommended by the Engineer. Director Lacy seconded said motion, which carried unanimously. Next, Ms. Fuqua recommended approval of the following items related to the **Lone Wolf** development within the District:

- Proposal for upgrades to the Lone Wolf water treatment plant pursuant to City of Houston requirements.
- Proposal from Guzman Electrical Engineering for electrical plans in the amount of \$48,700.00.
- Updated proposal from VTX Engineering for water modeling in the amount of \$9,000.00 and redesign of the water treatment plant to serve the Lone Wolf development in the amount of \$34,000.00

Following a discussion, Director Woodson moved that the Board approve the above action items for the Lone Wolf development within the District as recommended by the Engineer. Director Lacy seconded said motion, which carried unanimously. Next, Ms. Fuqua recommended approval of the following items related to the **Lone Stage** development within the District:

- Will Serve & Maintenance Letter for Lone Stag Section 1.
- Payment of invoice to Montgomery County for review fees in the amount of \$3,500.00.

Following a discussion, Director Woodson moved that the Board approve the above action items for the Lone Stag development within the District as recommended by the Engineer. Director Lacy seconded said motion, which carried unanimously. Next, Ms. Fuqua recommended approval of the following items related to the **Villa Robles** development within the District:

- Proposal from VTX Engineering for design of the water treatment plant to serve the Villa Robles development in the amount of \$40,000.00.
- Proposal from Guzman Electrical Engineering for NHCRWA-compliant electrical plans for the Villa Robles water treatment plant in the amount of \$56,800.00.
- Final contract documents from IDS Engineering Group for the L129-00-00 channel improvements project.

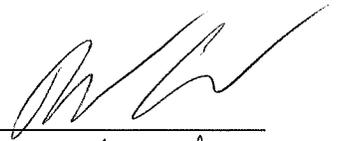
Following a discussion, Director Woodson moved that the Board (i) approve the above action items for the Villa Robles development within the District as recommended by the Engineer; and (ii) approve the Engineer's report as presented. Director Lacy seconded said motion, which carried unanimously.

8. The Board next recognized Ms. Clark, who presented to and reviewed with the Board a bookkeeping report dated August 26, 2025, a copy of which is attached hereto as Exhibit "B". 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 1:48 p.m. Director Lacy seconded said motion, which carried unanimously. The Board adjourned until further call.

*[Signature page follows]*

APPROVED AND ADOPTED this 16<sup>th</sup> day of September, 2025.



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

Ryan Allen, Ass  
Secretary

