

**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 31, 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 Villalobos and Director Armstrong, thus constituting a quorum. Also present were: Mr. Joe Fogarty, Ms. Kerry Ready, Mr. John Speer, and Mr. Grant Speer, developers of lands within the District. The following attended the meeting by telephone conference: Mr. Ryan Hafner, and Mr. Justin Cox, attorneys, and Ms. Amy Bieber, paralegal, each of Winstead PC; Ms. Lynda Fuqua and Ms. Chasity Mazzuca of FdR Consulting, LLC (“Engineer”); Mr. Remy Cipriano of Legalist; and Mr. James Shipman, a member of the public.

The meeting was called to order at 1:00 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 July 22, 2025, meeting 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. Next, Mr. Cox reported that Director Armstrong has tendered his resignation to the Board and noted that Mr. James Shipman has expressed his desire to serve on the Board of Directors. Following a discussion, Director Woodson moved that the Board accept the resignation of Director Armstrong. Director Lacy seconded said motion, which carried unanimously. Director Woodson next moved that the Board (i) appoint Mr. Shipman to the Board of Directors to serve for the remainder of Director Armstrong's unexpired term; and (ii) adopt an Order declaring the same. Director Lacy seconded said motion, which carried unanimously. Director Shipman participated in the remainder of the meeting.

4. Upon motion by Director Woodson, seconded by Director Lacy and unanimously carried at 1:05 p.m., the Board opened a public hearing on the proposed assessments on land within the Crosby Terrace section of the District, a service and assessment plan, and an assessment roll. Mr. Hafner confirmed that proper notice had been given to conduct the hearing and presented to and reviewed with the Board a Service and Assessment Plan (“SAP”). Following a discussion, Director Woodson moved that the Board hold the hearing open until August 7, 2025, at 12:00 noon. Director Lacy seconded said motion, which carried unanimously.

5. The Board deferred action with regard to an Assessment Order.

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

7. The Board deferred action with regard to documents related to the Crosby Terrace Project Bonds.

8. The Board deferred action with regard to addition action related to the Crosby Terrace Project Bonds

9. The Board next considered the engagement of Revenue Management Services, a copy of the agreement for which is attached hereto as Exhibit “A”. Following a discussion, Director Woodson moved that the Board approve the engagement, subject to finalization of the agreement by the District's attorney. Director Lacy seconded said motion, which carried unanimously.

10. The Board next recognized Mr. Speer, who updated the Board with regard to development within the District. No formal action was taken by the Board.

11. The Board next recognized Ms. Fuqua, who presented to and reviewed with the Board an engineering report dated July 31, 2025, a copy of which is attached hereto as Exhibit “B”. Ms. Fuqua updated the Board with regard to engineering matters within the District and next recommended approval of the following items related to the **Crosby Pines** development within the District:

- Pay Application No. 1 from Indus Builders & Developers Mobilization in the amount of \$162,373.00 under the clearing, sanitary sewer, wastewater, storm sewer, detention, drainage, stormwater quality, paving, and site grading improvements contract for Crosby Pines.

Next, Ms. Fuqua recommended approval of the following items related to the **Crosby Terrace** development within the District:

- Agreement by and between the District and Windrose Professional Services for staking services related to the District’s Lift Station in the total contract amount of \$1,500.00.

Finally, Ms. Fuqua recommended approval of the following items related to the **Tennessee Township** development within the District:

- CenterPoint Energy Subdivision Security Agreement by and between the District and CenterPoint Energy Houston Electric, LLC (“CenterPoint”) in the total contract amount of \$34,751.00.
- Invoice for Work Order #116781487 from CenterPoint in the total amount of \$34,751.00 under the above-reference agreement.

Following a discussion, Director Woodson moved that the Board (i) approve all items related to the Crosby Pines development within the District as recommended by the Engineer; (ii) approve all items related to the Crosby Terrace development within the District as recommended by the Engineer; (iii) approve all items related to the Tennessee Township development within the District as recommended by the Engineer; and (iv) approve the Engineer’s report as presented. Director Lacy seconded said motion, which carried unanimously.

There being no further business to conduct, Director Woodson moved that the meeting be adjourned at 1:13 p.m. Director Lacy seconded said motion, which carried unanimously. The Board adjourned until further call.

[Signature page follows]

APPROVED AND ADOPTED this 7th day of August, 2025.



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

