

**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 September 16, 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
Ryan Allen	Assistant Secretary	Position 5

All members of the Board were present at the commencement of the meeting with the exception of Director Dehghanpoor and Director Shipman, thus constituting a quorum. Also present were: Ms. Kerry Ready and Mr. John Spear, developers of lands within the District; Ms. Crystal Keefe of L&S District Services (“Bookkeeper”); and Ms. Lynda Fuqua of FdR Consulting, LLC (“Engineer”). 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.

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 26, 2025, meeting of the Board of Directors. Upon motion by Director Woodson, seconded by Director Allen and unanimously carried, the Board approved the minutes as presented.
3. The Board next recognized Mr. Cox, who updated the Board with regard to the issuance of the District’s Special Assessment Revenue Bonds, Series 2025A (the “Bonds”). Mr. Cox reported that there is an interested purchaser for the Bonds and reviewed a tentative schedule for said issuance, noting that the proposed closing date is October 30. No formal action was taken by the Board.
4. The Board deferred action with regard to a term sheet from Municipal Capital Markets Group, Inc.
5. The Board deferred action with regard to a developer’s report.

6. The Board deferred action with regard to a Construction, Funding, and Acquisition Agreement by and between the District and 500 Red Wolf, Ltd.

7. The Board next recognized Ms. Fuqua, who presented to and reviewed with the Board an engineering report dated September 16, 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 the following proposals from Guzman Engineering for electrical design of the District's water treatment plants:

- Eagle's Cove water treatment plant in the total contract amount of \$20,500.00.
- Highland Shores water treatment plant in the total contract amount of \$20,500.00.
- Lone Stag water treatment plant in the total contract amount of \$20,500.00.
- Tennessee Township water treatment plant in the total contract amount of \$20,500.00.

Following a discussion, Director Woodson moved that the Board approve all proposals from Guzman Engineering 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 Pines** development within the District:

- Invoice #C136751-001 from Windrose Land Surveying & Land Services, LLC, in the amount of \$3,995.00 for construction staking.
- Pay Application from Indus Builders & Developers in the amount of \$297,484.63 under the Crosby Pines Subdivision contract.
- Invoice #235850 from Pumps of Houston, Inc., in the amount of \$110,400.00 under the Crosby Pines lift station contract.

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:

- Pay Application from iCON GC, LLC, in the amount of \$648,304.53 under the water, wastewater, and storm drainage improvements contract for Crosby Terrace Phase 1.
- Pay Application from CK's Concrete Plus, Inc., in the amount of \$26,690.18 under the stormwater lift station construction contract.
- Pay Application from CK's Concrete Plus, Inc., in the amount of \$71,065.89 under the specialized shoring contract for the stormwater lift station.
- Change Order No. 7 from iCON GC, LLC, in the amount of \$17,480.00 under the water, wastewater, and storm drainage improvements contract for Crosby Terrace Phase 1.
- Approval of issuance of Notice of Award and Notice to Proceed to CK's Concrete Plus, Inc., for the stormwater lift station shoring contract.

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 items related to the **Crosby Water Treatment Plant and Wastewater Treatment Plant** within the District:

- Pay Application from V&S Construction Co. LLC, in the amount of \$374,548.86 under the wastewater treatment plant and water treatment plant improvements contract for Crosby Terrace.
- Authorization of District's legal counsel review of proposed interconnect agreement by and between the District and Undine, LLC.
- 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 item related to the **Heron Lakes Estates** development within the District:

- Pay Application from ANDCO LLC in the amount of \$47,925.00 under the site work improvements contract for Heron Lakes Estates.

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

- Award the water well improvements contract to the lowest qualified bidder, J&S Water Well, in the total base bid amount of \$941,400.00.
- Award the 16" water main improvements contract to the lowest qualified bidder, V&S Construction Co. LLC, in the total base bid amount of \$1,790,901.00.
- Authorize the Engineer to advertise for re-bidding of water treatment plant construction contract.
- Approval of issuance of Notice of Award and Notice to Proceed to J&S Water Well.
- Approval of issuance of Notice of Award and Notice to Proceed to V&S Construction Co. LLC.

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 **Tennessee Township** development within the District:

- Award the grading improvements contract for Section 1 to the lowest qualified bidder, CLR-Cos, LLC, in the total base bid amount of \$4,531,785.66.
- Approval of issuance of Notice of Award and Notice to Proceed to CLR-Cos, LLC.

Following a discussion, Director Woodson moved that the Board approve the above action items for the Tennessee Township 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:

- Award the construction contract for Section 1 to the lowest qualified bidder, iCON GC, LLC, in the total base bid amount of \$5,490,000.00.
- Approval of issuance of Notice of Award and Notice to Proceed to iCON GC, LLC.
- Award the grading improvements contract for Villa Robles Section 1 to the lowest qualified bidder, My Guys Land Works, in the total base bid amount of \$329,449.43.
- Approval of issuance of Notice of Award and Notice to Proceed to My Guys Land Works.

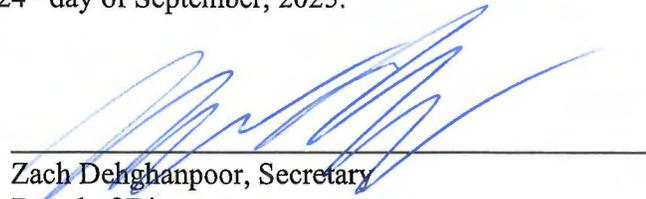
Following a discussion, Director Woodson moved that the Board (i) approve the above action items for the Villa Robles development within the District as recommended by the Engineer; and (ii) approve the Engineer's report as presented. Director Lacy seconded said motion, which carried unanimously.

8. The Board next recognized Ms. Keefe, who presented to and reviewed with the Board a bookkeeping report dated September 16, 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 Allen moved that the meeting be adjourned at 1:14 p.m. Director Woodson seconded said motion, which carried unanimously. The Board adjourned until further call.

[Signature page follows]

APPROVED AND ADOPTED this 24th day of September, 2025.



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

