

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 The Cannon, 1334 Brittmoore Road, Houston, Texas 77043 on January 6, 2026 at 11:30 a.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 Stephens and Director McGrath. Also present was Sophia Filfil, representing the owner and developer of lands within the District, Alexander Van Duzer with Civil & Environmental Consultants, Inc., an engineering consultant for the Developer. In addition, attending by telephone conference were Matt McPhail, attorney and Vicki Hahn, paralegal with Winstead PC, general counsel and bond counsel for the District ("Winstead") and Zachary Little with Municap, Inc. Members of the public included Martin Filfil.

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 December 5, 2025 Board Meeting. Following a motion by Director McArthur, seconded by Director Cooper and unanimously carried, said Minutes were approved as written.
3. Director Election/May 2, 2026: The Board reviewed the Order Calling a Director Election on May 2, 2026. Upon motion by Director McArthur, seconded by Director McGrath and unanimously carried, the Board approved the Order Calling Director Election to be held on May 2, 2026 and approved the Election Agreements with the Election Administrator of Waller County. In addition, the Board authorized posting Notice of the Election as required.
4. G-10 Disclosure: The Board next reviewed an MSRB Form G-10 disclosure confirmation letter prepared by Hilltop Securities, Inc., the Board's financial advisor, and it was noted that such letter was an annual requirement for financial advisors to send out for Districts whom have issued debt. Upon motion by Director Cooper, seconded by Director McArthur, the Board acknowledged receipt of the MSRB Rulemaking Board Form G-10 disclosure confirmation letter.

5. Annual Audit of FYE 2025 Financial Statements: The Board tabled until next month.
6. Delinquent Tax Attorney: The Board reviewed the proposal by Perdue Brandon Fielder Collins & Mott LLP (“Perdue Brandon”) for Delinquent Tax Collection and Assessment Services; Mr. McPhail explained that the Waller County Tax Collector requested that the District hire a firm to collect delinquent taxes, if and as needed. There are no costs associated unless the District requests that Perdue Brandon to collect delinquent taxes. Upon motion by Director McGrath, seconded by Director Cooper and unanimously carried, the Board engaged Perdue Brandon.
7. Amended Order Designating Offices: The Board reviewed an Amended Order Designating Offices Outside the District. Mr. McPhail mentioned that Civil & Environmental Consultants, Inc.’s office and Winstead’s Houston office was added. Upon motion by Director Vader, seconded by Director McArthur and unanimously carried, the Board approved such Amended Order Designating Offices and approved the publication.
8. Engineering Report: Mr. Van Duzer presented the Engineering Report and the quarterly Assessment Bond report. He updated the Board on construction at Sofi Lakes, noting that they are seeing more infrastructure on the ground. He also mentioned that one of the builder contracts has been transferred from Taylor Morrison to Lennar. In addition, Mr. Van Duzer reported delays caused by the previous engineer. When Mr. McPhail inquired if there were additional issues with the previous engineer, Ms. Filfil replied that her attorney is addressing the remaining issues. They expect this matter to be resolved by the end of January. Upon motion by Director Vader, seconded by Director Cooper and unanimously carried, the Board approved the engineering report.
9. Engagement of Civil & Environmental Consultants, Inc. (“CEC”): The Board tabled this item until next month.
10. Developer Report: No update.
11. MuniCap Report: Mr. Little reviewed MuniCap’s report noting that it will be posted to their website. He also mentioned that he will file the EMMA report by February 15, 2026. Upon motion by Director McArthur, seconded by Director Cooper and unanimously carried, the Board approved MuniCap’s Report.
12. Bookkeeping Report: Mr. McPhail stated that he spoke to Allen Douthitt, the bookkeeper for the District. Mr. Douthitt confirmed that the District has collected \$172,000 in taxes to date. Next month’s bookkeeping report will include a more traditional bookkeeping report including disbursements.
13. Calendaring: The next Board meeting will be held on February 10, 2026 at 11:30 a.m.

14. Adjournment: There being no further business to conduct, upon motion by Director Cooper, seconded by Director McArthur and unanimously carried, the Board adjourned until further call.

APPROVED AND ADOPTED this 10th day of February 2026.

East Waller County Management District



Kevin Vader, Secretary
Board of Directors

(DISTRICT SEAL)