

**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 December 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, thus constituting a quorum. Also present were: Mr. Joe Fogarty, Ms. Kerry Ready, and Mr. Grant Speer, developers of lands within the District; Ms. Lynda Fuqua and Ms. Chasity Mazzuca of FdR Consulting, LLC (“Engineer”); Ms. Tiffany Loggins of L&S District Services (“Bookkeeper”); and Mr. Tony Bonaventure of Precision Utility, LLC. The following attended the meeting by telephone conference: Mr. Justin Cox and Mr. Matt McPhail, attorneys, and Ms. Amy Bieber, Paralegal, each of Winstead PC; and Mr. Remy Cipriano of Legalist.

The meeting was called to order at 12:01 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 November 20, 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. The Board next recognized Mr. McPhail, who reviewed the proposed timeline for the issuance of the Crosby Pines Project Bonds and status of drafting offering documents for such issuance, noting that the current plan is to close on the issuance by the end of March 2026. No formal action was taken by the Board.

4. The Board deferred action with regard to a report from Revenue Management Services.

5. Hearing no report, the Board deferred action with regard to a developer’s report.

6. The Board next recognized Ms. Fuqua, who presented to and reviewed with the Board an engineering report dated December 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 approval of the following items related to the **Crosby Pines** development within the District:

- November Pay Application #5 from Indus Builders and Developers ("Indus") in the amount of \$193,143.20.
- Phase II Construction Agreement by and between the District and Indus, notice of award, and notice to proceed related to same.
- Proposal from Atlas Erosion Solutions ("Atlas") for drill seed stabilization in the total amount of \$40,825.00.
- Proposal from Windrose Land Surveying ("Windrose") to conduct an as-built survey for detention & mitigation basins and lot grading in the total amount of \$10,050.00.

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:

- December Pay Application #1 from ANDCO, LLC ("ANDCO") in the amount of \$45,000.
- November Pay Application #7 from CK Concrete ("CK") in the amount of \$60,078.47.
- Payment to White Cap, Warren's Ready Mix, and Heidelberg Materials for materials required to control groundwater and sill the bottom of the Lift Station Excavation Pit in the amount of \$16,080.57.
- Change Order from CK in the amount of \$29,950.96 for one additional month of shoring system rental.
- Pay Application #3 from CK in the amount of \$26,955.86.
- Quote from Environmental Improvements, Inc., in the total amount of \$28,336.00 for Tideflex Check Valves for the storm lift station.
- Proposal from Atlas for drill seed stabilization in the total amount of \$64,975.00.
- Approval of construction agreement, memorandum of contract, notice of award, and notice to proceed to JAK Environmental for retaining wall and fence construction.
- Pay Application #2 from TCS Lift Station Mitigation in the amount of \$2,256.49.
- Proposal from Windrose in the amount of \$14,900.00 for lot staking.
- Invoices from Texas Land Engineer.
- Approval or denial of change orders from iCON as recommended by the District's Engineer, pursuant to the chart provided in the Engineer's report attached hereto as Exhibit "A".
- Award of debris haul-off contract to the lowest qualified bidder, F&G Site Work Services, LLC ("F&G"), in the total base bid amount of \$24,800.00, and approval of related Construction Agreement, Memorandum of Construction, Notice of

Award, and Notice to Proceed.

- Invoice from F&G in the amount of \$24,800.00.
- Award of timber bents, rip rap, and monthly pumping services contract to the lowest qualified bidder, ANDCO, in the total base bid amount of \$88,500.00, and approval of related Construction Agreement, Memorandum of Construction, Notice of Award, and Notice to Proceed.
- Denial of change order from iCON for demolition of existing concrete driveway and sidewalks within TxDOT right of way.
- Award of concrete driveway & sidewalk demolition contract to the lowest qualified bidder, F&G, in the total base bid amount of \$6,800.00, and approval of related Construction Agreement, Memorandum of Construction, Notice of Award, and Notice to Proceed.
- Invoice from F&G in the amount of \$6,800.00.
- Denial of proposal from iCON for retaining wall & fence construction.
- Change Order #9 from iCON in the amount of (\$434,837.25).
- Change Order #10 from iCON for change in contract specifications.

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:

- Invoice from VTX Engineering for wastewater treatment plant design review in the amount of \$7,500.00.
- Pay Application #7 from V&S Construction Company in the amount of \$739,325.24.
- Invoices from Murillo Company ("Murillo") in the total amount of \$9,634.00 for construction texting of the FM2100 transmission lines.

Following a discussion, Director Woodson moved that the Board approve the above action item 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** development within the District:

- Change Order #6 from ANDCO in the amount of \$103,500.00 for 23 working days.
- Change Order #7 from ANDCO in the amount of \$58,500.00 for extension of the SWPPP maintenance contract for 3 additional months.
- October Pay Application #7 from ANDCO in the amount of \$105,750.00.
- November Pay Application #8 from ANDCO in the amount of \$17,550.00.

Following a discussion, Director Woodson moved that the Board approve the above action items for the Heron Lakes 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 Stag** development within the District:

- November Pay Application #1 from ANDCO in the amount of \$67,500.00.
- Proposal from Murillo in the amount of \$70,670.00 for construction testing.
- Invoices from VTX Engineering (“VTX”) in the total amount of \$24,000.00 for water treatment plant design.
- Payment of fee to Montgomery County in the amount of \$2,000.00 for review of water treatment plant construction plans.
- Authorization of Chairman to execute Delegation of Signatory Authority for permits.
- Proposal from Guzman Engineering in the amount of \$33,000.00 for electrical design of the wastewater treatment plant.

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 **Lone Wolf** development within the District:

- Proposal from Murillo in the amount of \$74,540.00 for construction testing.
- Pay Application #2 from V&S Construction in the amount of \$23,174.91.
- Invoice from VTX in the amount of \$15,000.00 under the sanitary lift station contract.
- Invoice from VTX in the amount of \$562.50 for 16” water line calculations.
- Invoice from Guzman Engineering in the amount of \$13,500.00 under the sanitary lift station contract.
- Award of water treatment plant improvements contract to the lowest qualified bidder, Bclear, in the base bid amount of \$2,715,712.53; approval of related construction agreement and memorandum of contract; and approval of related notice of award and notice to proceed.

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 Shipman seconded said motion, which carried unanimously. Next, Ms. Fuqua recommended approval of the following items related to the **Tennessee Township** development within the District:

- Proposal from F&G for installation of stabilized construction access drives in the total amount of \$12,400.00; approval of related construction agreement and memorandum of contract; and approval of related notice of award and notice to proceed.
- Invoice from F&G in the amount of \$3,000.00.
- Invoice from F&G in the amount of \$9,400.00.
- Award of management and installation contract for stormwater pollution prevention for Section 1 to the lowest qualified bidder, Atlas, in the total base bid amount of \$31,981.75.

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 Shipman seconded said motion, which carried unanimously. Next, Ms. Fuqua recommended approval of the following items related to the **Tennessee Township Channel & Kleb Woods Basin** within the District:

- Award of management and installation contract for stormwater pollution prevention for L112-03-01 channel and L512-03-01 Kleb Woods Regional Detention Basin to the lowest qualified bidder, Atlas, in the total base bid amount of \$15,827.00.
- Approval of construction agreement, memorandum of contract, notice of award, and notice to proceed to Atlas for SWPPP management and installation contract for stormwater pollution prevention for L112-03-01 channel and L512-03-01 Kleb Woods Regional Detention Basin in the total contract amount of \$47,808.75.

Following a discussion, Director Woodson moved that the Board approve the above action items for the Tennessee Township Channel & Kleb Woods Basin as recommended by the Engineer. Director Lacy seconded said motion, which carried unanimously. Finally, Ms. Fuqua requested that the Board approve a Memorandum of Contract template on behalf of the District. Following a discussion, Director Woodson moved that the Board (i) approve the Memorandum of Contract template as presented; and (ii) approve the Engineer's report as presented. Director Lacy seconded said motion, which carried unanimously.

7. The Board deferred action with regard to wholesale water supply service to the Crosby Terrace subdivision.

8. The Board next considered a request from Faith Family Church for out-of-district service and reviewed an estimate of service required to the property, a copy of which is attached hereto as Exhibit "B". The Board discussed the matter and confirmed with the District's Engineer on a preliminary basis that the District likely has capacity to serve the property in question. Following a discussion, Director Woodson moved that the District's Engineer be authorized to prepare for the Board's consideration a feasibility analysis of providing out-of-district service to Faith Family Church and the District's attorney be authorized to begin negotiating an out-of-district service agreement, subject to the District's receipt of a \$10,000 refundable deposit from the potential customer. Director Lacy seconded said motion, which carried unanimously.

9. The Board next recognized Ms. Loggins, who presented to and reviewed with the Board a bookkeeping report dated December 16, 2025, a copy of which is attached hereto as Exhibit "C". 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.

10. The Board next considered a Resolution Adopting Operating Budget for the fiscal year ending September 30, 2026, a copy of which is attached hereto as Exhibit "D". The Board continued to recognize Ms. Loggins, who reviewed the draft budget with the Board. Following a discussion, Director Woodson moved that the Board (i) approve the draft budget as presented; and


(ii) adopt the resolution 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 1:01 p.m. Director Lacy seconded said motion, which carried unanimously. The Board adjourned until further call.

*[Signature page follows]*

| [4927-3239-9491v.24900-5577-5617v.1](#)

APPROVED AND ADOPTED this 20<sup>th</sup> day of January, 2026.

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

