

**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 January 20, 2026, 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, Mr. John Speer, and Mr. Grant Speer, developers of lands within the District; Mr. Cory Anderson and Mr. Jody Pepitone of ANDCO, LLC (“ANDCO”); Ms. Lynda Fuqua of FdR Consulting, LLC (“Engineer”); Ms. Tiffany Carden of L&S District Services (“Bookkeeper”); Mr. Al Hernandez and Mr. Matt Dustin of Southstate Bank; Mr. Tony Bonaventure of Precision Utility, LLC (“Operator”); and Darsey Norton, attorney, of Winstead PC. The following attended the meeting by telephone conference: Mr. Matt McPhail, attorney, and Ms. Amy Bieber, Paralegal, each of Winstead PC; Mr. Matt Challis of Huntington Capital Markets; Mr. Tim Zarlengo of MuniCap, Inc.; and Mr. Remy Cipriano of Legalist.

The meeting was called to order at 1:00 p.m.

1. The Board opened the meeting to public communication or comment. Hearing none, Director Woodson moved that the Board close the public comment section of the meeting. Director Lacy seconded said motion, which carried unanimously.

2. The Board reviewed the Meeting Minutes for the December 16, 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 considered the renewal of District insurance coverages, a copy of the summary of the proposal for which is attached hereto as Exhibit “A”. Following a discussion, Director Woodson moved that the Board approve the renewal of District insurance coverages as presented. Director Lacy seconded said motion, which carried unanimously.

4. The Board next recognized Mr. Dustin, who introduced Southstate Bank, the proposed underwriter for the upcoming Crosby Pines Project Bonds. Mr. Dustin presented required disclosures on behalf of Southstate Bank to the Board and discussed the proposed bond issuance. Following a discussion, Director Woodson moved that the Board formally accept the disclosures on behalf of Southstate Bank. Director Lacy seconded said motion, which carried unanimously.

5. The Board next recognized Mr. Bonaventure, who updated the Board with regard to operations within the District, reporting that the Operator is beginning to conduct site visits and is working on preparing proposed utility service rates for the District. No formal action was taken by the Board.

6. The Board deferred action with regard to a Rate Order.

7. The Board next recognized Ms. Ready, who updated the Board with regard to development within the District, reporting that the Crosby Terrace subdivision is close to substantially complete, and the plat will be recorded in early February. No formal action was taken by the Board.

8. The Board next considered a settlement for the release of Tennessee Township subdivision from the H-M-W Special Utility District CCN area and recognized Mr. McPhail, who presented the proposed settlement to the Board. Following a discussion, Director Woodson moved that the Board approve the settlement authorized payment of the settlement amount as presented. Director Allen seconded said motion, which carried unanimously.

9. The Board next recognized Ms. Fuqua, who presented to and reviewed with the Board an engineering report dated January 20, 2026, 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 items related to the **Crosby Pines** development within the District listed on said report. Following a discussion, Director Woodson moved that the Board approve the 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 items related to the **Crosby Terrace** development within the District listed on the Engineer's report. Following a discussion, Director Woodson moved that the Board approve the 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 items related to the **Crosby Terrace Lift Station** listed on the Engineer's report. Following a discussion, Director Woodson moved that the Board approve the action items for the Crosby Terrace Lift Station as recommended by the Engineer. Director Lacy seconded said motion, which carried unanimously.

Next, Ms. Fuqua recommended approval of the items related to the **Crosby Wastewater Treatment Plant and Water Treatment Plant** listed on the Engineer's report. Following a discussion, Director Woodson moved that the Board approve the action items for the Crosby

Terrace Wastewater Treatment Plant and Water Treatment Plant as recommended by the Engineer. Director Lacy seconded said motion, which carried unanimously.

Next, Ms. Fuqua recommended approval of the items related to the **Eagle's Cove** development within the District listed on the Engineer's report. Following a discussion, Director Woodson moved that the Board approve the action items for the Eagle's Cove development within the District as recommended by the Engineer. Director Lacy seconded said motion, which carried unanimously.

Next, Ms. Fuqua recommended approval of the items related to the **Highland Shoes** development within the District listed on the Engineer's report. Following a discussion, Director Woodson moved that the Board approve the action items for the Highland Shores development within the District as recommended by the Engineer. Director Lacy seconded said motion, which carried unanimously.

Next, Ms. Fuqua recommended approval of the items related to the **Heron Lakes** development within the District listed on the Engineer's report. Ms. Fuqua discussed with the Board the Engineer's request to engage a consultant to model stormwater outfall impacts within the Heron Lakes development and recommended that the Board approve an amount not to exceed \$20,000.00 for such contract. Following a discussion, Director Woodson moved that the Board authorize the Engineer to engage a consultant to model the impacts of the proposed Heron Lakes Estates stormwater outfall on the NHCRWA's ROW and newly constructed junction box in a total contract amount not to exceed \$20,000.00 with approval of the District's developer. Director Lacy seconded said motion, which carried unanimously.

Next, Ms. Fuqua recommended approval of the items related to the **Lone Stag** development within the District listed on the Engineer's report. Following a discussion, Director Woodson moved that the Board approve the 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 items related to the **Lone Wolf** development within the District listed on the Engineer's report. Ms. Fuqua presented bids received for the SWPPP contract for Lone Wolf and recommended that the Board award the contract to the lowest qualified bidder, Atlas Erosion Services, ("Atlas"), in the base bid amount of \$97,472.76. Following a discussion, Director Woodson moved that the Board award the SWPPP contract for Lone Wolf to Atlas as recommended by the District's Engineer. Director Lacy seconded said motion, which carried unanimously.

Ms. Fuqua next presented bids received for the clearing, grubbing, detention basin excavation, and site grading improvements contract for Lone Wolf and recommended that the Board award the contract to the lowest qualified bidder, ANDCO, in the base bid amount of \$941,651.00. Following a discussion, Director Woodson moved that the Board award the clearing, grubbing, detention basin excavation, and site grading improvements contract for Lone Wolf to ANDCO as recommended by the District's Engineer. Director Lacy seconded said motion, which carried unanimously.

Ms. Fuqua next presented bids received for the water, wastewater, and storm drainage improvements contract for Lone Wolf. Ms. Fuqua discussed the matter with the Board, and the Board deferred action with regard to award of said contract.

Ms. Fuqua next presented bids received for the paving improvements contract for Lone Wolf and recommended that the Board award the contract to the lowest qualified bidder, Precise Services, Inc. (“Precise”), in the base bid amount of \$1,975,000. Following a discussion, Director Woodson moved that the Board (i) award the paving improvements contract for Villa Robles to Precise as recommended by the District’s Engineer; and (ii) approve the action items for the Lone Wolf development within the District as recommended by the Engineer. Director Allen seconded said motion, which carried unanimously.

Next, Ms. Fuqua recommended approval of the items related to the **Tennessee Township** development within the District listed on the Engineer’s report. Ms. Fuqua presented bids received for the concrete access road improvements contract for the Tennessee Township wastewater treatment plant and recommended that the Board award the contract to the lowest qualified bidder, Empire Materials Transport, LLC (“Empire”), in the base bid amount of \$48,020.00. Following a discussion, Director Woodson moved that the Board (i) award the concrete access road improvements contract for the Tennessee Township wastewater treatment plant to Empire as recommended by the District’s Engineer; and (ii) approve the 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 items related to the **Tennessee Township Channel & Kleb Woods Basin** listed on the Engineer’s report. Following a discussion, Director Woodson moved that the Board approve the action items for the Tennessee Township Channel & Kleb Woods Basin as recommended by the Engineer. Director Lacy seconded said motion, which carried unanimously.

Next, Ms. Fuqua recommended approval of the items related to the **Villa Robles** development within the District listed on the Engineer’s report. Ms. Fuqua presented bids received for the water, wastewater, and storm drainage improvements contract for Villa Robles and recommended that the Board award the contract to the lowest qualified bidder, Blazey Construction Services, LLC (“Blazey”), in the base bid amount of \$2,401,106.80. Following a discussion, Director Woodson moved that the Board award the water, wastewater, and storm drainage improvements contract for Villa Robles to Blazey as recommended by the District’s Engineer. Director Lacy seconded said motion, which carried unanimously. Ms. Fuqua next presented bids received for the paving improvements contract for Villa Robles and recommended that the Board award the contract to the lowest qualified bidder, Precise, in the base bid amount of \$1,590,593.25. Following a discussion, Director Woodson moved that the Board (i) award the paving improvements contract for Villa Robles to Precise as recommended by the District’s Engineer; and (ii) approve the action items for the Villa Robles development within the District as recommended by the Engineer. Director Lacy seconded said motion, which carried unanimously.

Finally, Ms. Fuqua recommended that the Board approve a Notice to Proceed for Bclear related to the Crosby Water Treatment Plant and Wastewater Treatment Plant. Following a discussion, Director Woodson moved that the Board (i) approve a Notice to Proceed for Bclear

related to the Crosby Water Treatment Plant and Wastewater Treatment Plant; and (ii) approve the Engineer's report as presented. Director Allen seconded said motion, which carried unanimously.

10. The Board next recognized Ms. Norton, who updated the Board with regard to wholesale water supply service to the Crosby Terrace subdivision. No formal action was taken by the Board.

11. The Board next recognized Ms. Carden, who presented to and reviewed with the Board a bookkeeping report dated January 20, 2026, 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.

12. The Board next recognized Ms. Norton, who reviewed the District's current Investment Policy, dated May 18, 2022, with the Board. Ms. Norton noted that an annual review of said Policy is required, and that no amendments to the Investment Policy are recommended by the District's legal counsel at this time. Next, Ms. Norton presented to and reviewed with the Board a Resolution Acknowledging Annual Review of the Investment Policy and Investment Strategies, a copy of which is attached hereto as Exhibit "D". Following a discussion, Director Woodson moved that the Board approve the Resolution as presented. Director Lacy seconded said motion, which carried unanimously.

13. The Board deferred action with regard to a Resolution Designating Depositories and Establishing Investment Accounts for Deposit of District Funds.

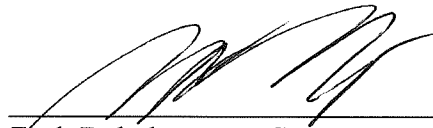
14. The Board next considered a Resolution Adopting Prevailing Wage Rate Scale for Construction Projects, a copy of which is attached hereto as Exhibit "E". Following a discussion, Director Woodson moved that the Board adopt the Resolution as presented. Director Lacy seconded said motion, which carried unanimously.

15. The Board next considered the supplemental agenda. Ms. Norton presented to and reviewed with the Board an Order Approving Engineer's Report and Calling Utility Bond Election, Utility Refunding Bond Election, Road Bond Election, Road Refunding Bond Election Maintenance Tax Election, and Sales and Use Tax Election to be held on May 2, 2026, a copy of which is attached hereto as Exhibit "F". Next, Ms. Norton presented to the Board an Election Services Agreement and Joint Election Agreement by and between the District and Montgomery County, Texas, copies of which are attached hereto as Exhibit "G". It was noted that a similar agreement with Harris County, Texas, would be forthcoming. Following a discussion, Director Woodson moved that the Board (i) approve the Order as presented; (ii) approve the agreements with Montgomery County, Texas, as presented; and (iii) authorize distribution of the Notice of Election. Director Lacy seconded said motion, which carried unanimously.

There being no further business to conduct, Director Woodson moved that the meeting be adjourned at 2:39 p.m. Director Lacy seconded said motion, which carried unanimously. The Board adjourned until further call.

[Signature page follows]

APPROVED AND ADOPTED this 10th day of February, 2026.



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

(DISTRICT SEAL)

