

**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 October 29, 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”); Mr. Ryan Fortner of Revenue Management Services; and Ms. Debra Loggins of L&S District Services (“Bookkeeper”). 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; and Mr. Matthew Challis of Huntington Capital Markets.

The meeting was called to order at 12:07 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 October 9, 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 Ms. Fuqua, who presented to and reviewed with the Board an engineering report dated October 29, 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 item related to the Crosby Terrace development within the District:

- Approval of Construction Agreement by and between the District and Texas Construction Specialists, LLC, related Memorandum of Construction, Notice of Award, and Notice to Proceed.

Following a discussion, Director Woodson moved that the Board approve the above action item 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 in the amount of \$9,500.00 for design of lift station structure and concrete slab for water treatment units.

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 **Lone Stag** development within the District:

- Award of clearing and grubbing, water, sanitary sewer, storm sewer, drainage, detention, and paving improvements contract for the Lone Stag Subdivision to the lowest qualified bidder Andco, LLC.
- Approval of VTX Engineering Proposal for design of wastewater treatment plant in the total contract amount of \$40,000.00.
- Invoice from VTX Engineering in the amount of \$1,500.00 for design of the water treatment plant.
- Invoice from Guzman Engineering in the amount of \$13,950.00 for electrical design of the water treatment plant.

It was noted that Andco, LLC, the lowest qualified bidder for the clearing and grubbing, water, sanitary sewer, storm sewer, drainage, detention, and paving improvements contract for the Lone Star Subdivision due to Principal Services is withdrawing its bid. 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 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:

- Approval of Guzman Engineering proposal for electrical design for sanitary sewer lift station in the amount of \$18,300.00.
- Invoice from Guzman Engineering in the amount of \$36,000.00 for electrical design of the water treatment plant.
- Invoice from VTX Engineering in the amount of \$6,250.00 for design of the water treatment plant.

It was also noted that the bid opening for the Lone Wolf wastewater treatment plant is occurring today. 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 of clearing, grubbing, root racking, and demolition contract for the HCFWSD L112-03-01, L512-00-01, and Tennessee Township Subdivision to the lowest qualified bidder Double Oak Construction, Inc.
- Approve Construction Agreement by and between the District and Double Oak Construction, Inc., related Memorandum of Construction, Notice of Award, and Notice to Proceed.
- Approve solicitation of bids for contract for grind and haul off of materials in an amount not to exceed \$96,200.00 or change order to Double Oak Construction, Inc., in an amount not to exceed \$96,200.00.
- Approval of The Murillo Company proposals for construction testing of channel in the amount of \$36,810.00 and site in the amount of \$62,270.00.

It was noted that the grind and haul off services will only be necessary if a burn ban for the development area continues to be in effect in the relevant timeframe. 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:

- Approval of Guzman Engineering proposal for electrical design for wastewater treatment plant in the amount of \$33,000.00.
- Approval of The Murillo Company proposal for electrical design for wastewater treatment plant in the amount of \$33,000.00.

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.

4. The Board next discussed the closing of the East Lake Houston Management District Special Assessment Revenue Bonds, Series 2025A (Crosby Terrace Area Project) (the "Crosby Terrace Project Bonds"). Mr. McPhail noted that closing of the Crosby Terrace Project Bonds is scheduled for October 30, and disbursement of funds as approved by the Board will occur at the time of closing. Following a discussion, Director Woodson moved that the Board (i) authorize the closing of the Crosby Terrace Project Bonds, (ii) authorize the District's auditor, McCall Gibson Swedlund Barfoot Ellis PLLC, to prepare an agreed-upon procedures report should any reimbursements be requested by the developers from bond proceeds; and (ii) authorize the Board Chair to execute any additional documents that may be required for closing of the Crosby Terrace Project Bonds. Director Lacy seconded said motion, which carried unanimously.

5. The Board next discussed proposed future bond issuances, noting that with the approval of the transcript for the Crosby Terrace Project Bonds by the Attorney General, the District is well positioned for additional assessment-based financing. It was noted that the developers have been in contact with Stifel and are working on plans of finance for the next bond issuance. No formal action was taken by the Board.

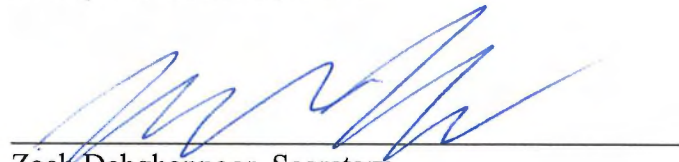
6. The Board next recognized Mr. Fogarty, who updated the Board with regard to development within the District. No formal action was taken by the Board.

7. The Board next recognized Ms. Loggins, who presented to and reviewed with the Board a bookkeeping report dated October 29, 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 Woodson moved that the meeting be adjourned at 12:50 p.m. Director Lacy seconded said motion, which carried unanimously. The Board adjourned until further call.

*[Signature page follows]*

APPROVED AND ADOPTED this 20<sup>th</sup> day of November, 2025.



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

(DISTRICT SEAL)

