

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 regular session, accessible to the public, at The Cannon, 1334 Brittmoore Road, Houston, Texas 77043 on February 10, 2026 at 11:43 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 and Mario Lanza and Cynthia Pavon with M Lanza Engineering, PLLC, as engineering consultant. In addition, attending by telephone conference were Matt McPhail, attorney and Vicki Hahn paralegal with Winstead PC, a general counsel and bond counsel for the District ("Winstead"), Zachary Little with MuniCap, Inc, Alexander Van Duzer with Civil & Environmental Consultants, Inc., Connor Smith with Dore Rothberg Law, an attorney representing the Developer. Members of the public included Phillip Dautrich.

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 January 6, 2026, Board Meeting. Upon motion by Director McArthur, seconded by Director Vader and unanimously carried, the Board approved said Minutes were approved as written.
3. Financial Dormancy Report: Mr. McPhail explained that the TCEQ requires districts to file annual financial reports or, if applicable, a Financial Dormancy Report. Because the District has not issued general obligation bonds or levied ad valorem taxes as of fiscal year-end 2025, only a Financial Dormancy Report is required at this time. He further noted that the report has been filed on behalf of the District and that an audit will be required for the next fiscal year.
4. Engineering Report: Mr. Lanza presented the Engineering Report and addressed engineering matters related to the District. Upon motion by Director Vader, seconded by Director McArthur and unanimously carried, the Board approved the Engineering Report.
5. MuniCap Report: Mr. Little presented the MuniCap Report and informed the Board that MuniCap would file the Special Purpose District Report. Mr. McPhail noted that the District's counsel typically

handles the filing of the Special Purpose District Report on behalf of the District. Upon motion by Director McArthur, seconded by Director Cooper and unanimously carried, the Board approved the MuniCap report.

6. Executive Session: With regard to Item No. 5 of the posted agenda, the President announced that the Board would convene with Mr. McPhail and Ms. Hahn to Executive Session at 11:55 a.m. Prior to convening Executive Session, Mr. Smith, Mr. Van Duzer, and Ms. Filfil presented issues concerning R.G. Miller to the Board. After their presentation concluded, Mr. Smith, Mr. Van Duzer, and Ms. Filfil left the room, and the Executive Session continued with Mr. McPhail, Ms. Hahn, and the Board of Directors. Following such Executive Session, the Board reconvened in public session at 12:55 p.m. No action was taken by the Board in Executive Session.

Upon motion by Director McGrath and seconded by Director McArthur, and unanimously carried, the Board authorized counsel to coordinate with developer's counsel regarding a demand letter to R.G. Miller and to take any necessary action in connection therewith.

7. Developer Report: Ms. Filfil presented the Developer's Report. She informed the Board that landscaping activities are scheduled to begin and that efforts are underway to complete six model homes by the end of the month. Ms. Filfil further reported that approval of the final plat was the biggest obstacle affecting development timelines.

8. Bookkeeping Report: Mr. McPhail reported that he spoke with Allen Douthitt, the District's bookkeeper, and will provide an update at the next meeting. He noted that R.G. Miller has made inquiries regarding payment. There were no invoices presented for the Board's approval.

9. Calendaring: The next Board meeting will be held on March 24, 2026 at 11:30 a.m.

10. 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 24th day of March 2026.

East Waller County Management District



Stephen McGrath, Assistant Secretary
Board of Directors

(DISTRICT SEAL)