

**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 February 10, 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, and Mr. John Speer, developers of lands within the District; Mr. Cory Anderson of ANDCO, LLC (“ANDCO”); Ms. Lynda Fuqua and Ms. Chasity Mazzuca 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: Ms. Amy Bieber, paralegal, of Winstead PC; Mr. Matt Challis of Huntington Capital Markets; and Mr. Remy Cipriano of Legalist.

The meeting was called to order at 12:02 p.m.

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

2. The Board reviewed the Meeting Minutes for the January 20, 2026, 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. Dustin, who updated the Board with regard to the proposed schedule for the District’s next upcoming bond issuance. Mr. Dustin noted that the bond amount would be roughly \$85,000,000 to accommodate all water and sewer projects within the Crosby Pines development. No formal action was taken by the Board.

4. The Board next considered a Rate Order, a copy of which is attached hereto as Exhibit “A”. Following a discussion, Director Lacy moved that the Board approve the Rate Order

subject to final approval by all consultants. Director Woodson seconded said motion, which carried unanimously.

5. The Board next recognized Mr. Bonaventure, who updated the Board with regard to utility operations within the District. 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 considered a feasibility analysis by the District's Engineer to provide water service to Faith Family Church on an out-of-District basis, and recognized Ms. Norton, who updated the Board with regard to negotiations related to the proposed out-of-district service. Ms. Norton noted that the landowners have not yet provided comments to the proposed Out-of-District Service Agreement, and then the Board recognized Ms. Fuqua, who confirmed that the District has determined that it has sufficient capacity to serve the property in question. Following a discussion, Director Woodson moved that the Board formally affirm that the District has sufficient capacity to serve the Faith Family Church property. Director Lacy seconded said motion, which carried unanimously.

8. The Board deferred action with regard to a request for annexation of property.

9. The Board next recognized Ms. Fuqua, who presented to and reviewed with the Board an engineering report dated February 10, 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. First, Ms. Fuqua presented bids received for the storm water lift station improvements contract for the Crosby Pines development and recommended that the Board award the contract to the lowest qualified bidder, ANDCO, in the base bid amount of \$83,716.47. Following a discussion, Director Woodson moved that the Board award the bid for the storm water lift station improvements contract for the Crosby Pines development to ANDCO as recommended by the District's Engineer. Director Lacy seconded said motion, which carried unanimously.

Next, Ms. Fuqua presented bids received for the sanitary sewer lift station improvements contract for the Crosby Pines development and recommended that the Board award the contract to the lowest qualified bidder, ANDCO, in the base bid amount of \$84,939.60. Following a discussion, Director Woodson moved that the Board award the bid for the sanitary sewer lift station improvements contract for the Crosby Pines development to ANDCO as recommended by the District's Engineer. Director Lacy seconded said motion, which carried unanimously.

Next, Ms. Fuqua recommended that the Board approve the following pay applications from ANDCO:

- Pay Application No. 1 in the amount of \$7,534.49 under the storm water lift station improvements contract for the Crosby Pines development.
- Pay Application No. 1 in the amount of \$7,644.56 under the sanitary sewer lift station improvements contract for the Crosby Pines development.

Following a discussion, Director Woodson moved that the Board approve the pay applications as recommended by the Engineer. Director Allen seconded said motion, which carried unanimously. Next, Ms. Fuqua recommended that the Board approve and invoice for AARP Gum Gully Modeling in the amount of \$8,320.00. Following a discussion, Director Woodson moved that the Board (i) approve the invoice as presented; and (ii) approve all action items for the Crosby Pines 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 **Crosby Terrace** development within the District listed on the Engineer's report. The Board briefly discussed the filing of liens by contractors, noting that the contractors have so far failed to produce evidence of what is owed. 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 Allen 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 Shores** development within the District listed on the Engineer's report. Following a discussion, Director Allen moved that the Board approve the action items for the Highland Shores development within the District as recommended by the Engineer. Director Woodson 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. Following a discussion, Director Woodson moved that the Board approve the action items for the Heron Lakes 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 **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 Allen 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, and next recommended that the Board approve the following pay applications and invoice:

- Pay Application No. 4 in the amount of \$51,818.04 from V&S Construction Co., LLC, under underground utilities improvements contract for the Lone Wolf development.
- Pay Application No. 1 in the amount of \$40,882.50 from ANDCO under the clearing and grubbing contract for the Lone Wolf development.
- Pay Application No. 1 in the amount of \$57,999.24 from Aquos One LLC d/b/a Bclear under the water treatment plant improvements contract for the Lone Wolf development.
- Pay Application No. 1 in the amount of \$13,961.88 from Atlas Erosion Solutions under the SWPPP maintenance contract for the Lone Wolf development.
- Invoice #0129468 in the amount of \$3,000.00 under the bulkhead design contract for the Lone Wolf development.

Following a discussion, Director Woodson moved that the Board approve the pay applications and invoice as recommended by the District's Engineer. Director Lacy seconded said motion, which carried unanimously. Ms. Fuqua next presented a Pipeline Relocation Agreement by and between the District and Sunoco Pipeline L.P. Following a discussion, Director Woodson moved that the Board approve the agreement as presented. 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. Following a discussion, Director Lacy moved that the Board approve the action items for the Tennessee Township development within the District as recommended by the Engineer. Director Woodson 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 Invoice #003-26-02 from VTX On-Call in the amount of \$3,600.00 for work authorized at the Board's January 20, 2026, Board meeting. Following a discussion, Director Woodson moved that the Board approve the invoice as presented. Director Lacy seconded said motion, which carried unanimously.

Finally, Ms. Fuqua next presented bids received for the water, wastewater, and storm drainage improvements contract for the Lone Wolf development and recommended that the Board award the contract to the lowest qualified bidder, ANDCO, in the base bid amount of

\$2,976,257.10. Following a discussion, Director Woodson moved that the Board (i) award the bid for the water, wastewater, and storm drainage improvements contract for the Lone Wolf development to ANDCO as recommended by the District's Engineer; and (ii) approve the Engineer's report as presented. Director Lacy seconded said motion, which carried unanimously.

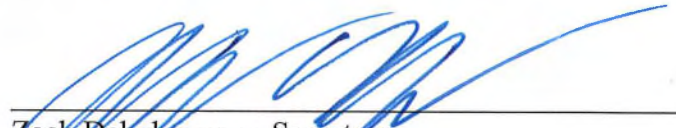
10. The Board next recognized Ms. Carden, who presented to and reviewed with the Board a bookkeeping report dated February 10, 2026, a copy of which is attached hereto as Exhibit "C". Following a discussion, Director Allen moved that the Board (i) approve the bookkeeping report; and (ii) authorize the payment of bills listed thereon. Director Woodson seconded said motion, which carried unanimously.

11. The Board next considered an Amended Resolution Designating Regular Monthly Meeting Date, a copy of which is attached hereto as Exhibit "D". Following a discussion, Director Woodson moved that the Board (i) designate the 4th Tuesday of the month at 12:00 p.m. as the District's regular monthly meeting date; and (ii) adopt the Resolution to that effect. Director Allen seconded said motion, which carried unanimously.

There being no further business to conduct, Director Woodson moved that the meeting be adjourned at 1:13 p.m. Director Allen seconded said motion, which carried unanimously. The Board adjourned until further call.

[Signature page follows]

APPROVED AND ADOPTED this 23rd day of February, 2026.



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

(DISTRICT SEAL)

