

**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 23, 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. Loren Clark of L&S District Services (“Bookkeeper”); 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. Dakota Brewer, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC.

The meeting was called to order at 12:00 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 Allen seconded said motion, which carried unanimously.

2. The Board reviewed the Meeting Minutes for the February 10, 2026, 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 recognized Mr. Dustin, who discussed with the Board the proposed Public Finance Authority Water and Sewer Utility Revenue Notes, Series 2026 (“Series 2026 PFA Notes”). The Board next recognized Ms. Norton, who reported to the Board that the District’s legal counsel is reviewing all documents related to the issuance of the Series 2026 PFA Notes, and requested that the Board authorize the Board President and Secretary to execute said documents between Board meetings upon final attorney approval of same. Following a discussion, Director Woodson moved that the Board authorize the Board President and Secretary to execute an Acknowledgment, Agreement, and Consent to Sale and Assignment; General Certificate; Public

Finance Authority Approval Letter; and any other documents as may be necessary for the issuance of the Series 2026 PFA Notes final attorney approval of same. Director Lacy seconded said motion, which carried unanimously.

4. The Board deferred action with regard to and Underwriter Engagement Agreement.

5. The Board deferred action with regard to reimbursement agreements.

6. The Board deferred action with regard to a developer's report.

7. The Board deferred action with regard to a feasibility analysis by the District's Engineer to provide water service to Faith Family Church on an out-of-District basis.

8. The Board next recognized Ms. Clark, who presented to and reviewed with the Board a bookkeeping report dated February 23, 2026, a copy of which is attached hereto as Exhibit "A". Following a discussion, Director Woodson moved that the Board (i) approve the bookkeeping report; and (ii) authorize the payment of bills listed thereon. Director Allen seconded said motion, which carried unanimously.

9. The Board next recognized Mr. Bonaventure, who updated the Board with regard to operations and maintenance within the District, noting that the Heron Lakes subdivision within the District will require its own utility service rates to be included in the District's Rate Order. No formal action was taken by the Board.

10. The Board next recognized Ms. Fuqua, who presented to and reviewed with the Board an engineering report dated February 23, 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 Lacy moved that the Board approve the action items for the Crosby Terrace 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 **Crosby Terrace** development within the District listed on the Engineer's report with the exception of item #4, which the Board requested to be held for further discussion in executive session. Following a discussion, Director Lacy moved that the Board approve action items #5, #6, and #7 related to 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 Storm 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 item 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 item 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 Allen seconded said motion, which carried unanimously.

Next, Ms. Fuqua recommended approval of the item 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 item for the Heron Lakes development within the District as recommended by the Engineer subject to final review and approval by the District's developer representatives. Director Allen 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 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 item 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 item 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 **Tennessee Township** 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 Tennessee Township development within the District as recommended by the Engineer and subject to final review by the District's legal counsel. Director Lacy seconded said motion, which carried unanimously.

Next, Ms. Fuqua recommended approval of the item related to the **Villa Robles** development within the District listed on the Engineer's report. Following a discussion, Director Woodson moved that the Board approve the action item for the Villa Robles development within the District as recommended by the Engineer and subject to final review by the District's legal counsel. Director Lacy seconded said motion, which carried unanimously.

Next, Director Woodson moved that the Board enter into executive session pursuant to Texas Government Code §551.071 to consult with the District's attorney. Director Lacy seconded said motion, which carried unanimously. In accordance with said motion, the President announced Executive Session to be held pursuant to said Government Code provision and close the meeting to the public at 12:29 p.m.

Upon motion by Director Woodson, seconded by Director Lacy and unanimously carried, the Board reconvened the meeting in open session at 1:37 p.m. Following a discussion regarding

action item #4 on the Engineer's report related to the Crosby Terrace development within the District, Director Woodson moved that the Board (i) reject Change Order No. 10 from iCON GC LLC ("iCON") in the amount of \$16,780.94 under the Crosby Terrace Subdivision Section I Improvements Contract. Director Lacy seconded said motion, which carried unanimously. Next, Director Lacy moved that the Board approve release of retainage to iCON under the Crosby Terrace Subdivision Section I Improvements Contract up to amount withheld past 50% completion subject to release of unconditional waivers by all subcontractors. Director Woodson seconded said motion, which carried unanimously.

The Board next recognized Ms. Fuqua, who notified the Board that equipment owned by TCS Lift Station Mitigation ("TCS") has not been removed from property within the District following completion of their contract. The Engineer notified TCS on behalf of the District on February 9, 2026, that the equipment must be removed, but the contract has not complied with the notice. Following a discussion, Director Woodson moved that the Board (i) withhold retainage from TCS until the equipment is removed; and (ii) if necessary, authorize the District's Engineer to contract with a third party to remove the equipment. Director Lacy seconded said motion, which carried unanimously.

There being no further business to conduct, Director Woodson moved that the meeting be adjourned at 1:44 p.m. Director Allen seconded said motion, which carried unanimously. The Board adjourned until further call.

*[Signature page follows]*

APPROVED AND ADOPTED this 24<sup>th</sup> day of March, 2026.



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

(DISTRICT SEAL)

