

MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS
March 20, 2025

THE STATE OF TEXAS §

COUNTY OF MONTGOMERY COUNTY §

EAST MONTGOMERY COUNTY MUNICIPAL UTILITY DISTRICT NO. 5 §

The Board of Directors (the "Board") of East Montgomery County Municipal Utility District No. 5 (the "District") met in regular session open to the public, at 12:00 p.m., on Thursday, March 20 2025, at 9 Greenway Plaza, Suite 1000, Houston, Texas 77046, a designated meeting place outside the boundaries of the District; whereupon, the roll was called of the members of the Board of Directors, to-wit:

John Patterson	-	President
Jeff Campbell	-	Vice President
Charles L. Prause	-	Secretary
Nancy Walker	-	Assistant Secretary
Lauren Furlow	-	Assistant Secretary

All members of the Board of Directors were in attendance except Directors Prause and Furlow, thus constituting a quorum.

Also in attendance were: Debra Loggins of L&S District Services, LLC, Bookkeeper for the District; Kyle Franklin of Growth Services, Inc. ("GSI"), Maintenance Provider for the District; Michelle Giacona of H2O Innovation, Operator for the District; Brittany Silva of Assessments of the Southwest, the District Tax Assessor; Justin Graham and Patrick Newton of LJA Engineering, Inc., Engineer for the District; Jose Espinoza of Lennar, the developer for the District; Chief Stephen Carlisle of the Roman Forest Police Department; Chase Wolf of Robert W. Baird & Co., financial advisor for the District; Jennifer Hanna of Forvis Mazars, LLC ("Forvis"), Auditor for the District; Arlene Faustermann and Norma Davila, residents; and Emily Forswall, and Shaila Sreedharan of Coats|Rose, P.C. ("Coats|Rose"), the District's legal counsel. Arlene, Norma,

Whereupon, the meeting was called to order at 12:04 p.m. A copy of the notice of the meeting is attached hereto as Exhibit "A."

HEAR FROM THE PUBLIC

Ms. Faustermann stated that Comcast is currently working in the area and that they have not disposed of the wires, trash, etc. She requested that if anyone sees trash in the area, they contact her so that she can speak with Comcast.

Ms. Davila then discussed her concerns, stating that there is a group that are planning on riding their motorcycles in the District in areas that are not open to the public. Mr. Graham stated

that the police department will need to be contacted if anyone witnesses the motorcycles. Brief discussion ensued regarding trespassing and deterrent methods. Ms. Forswall stated that this matter will be discussed further later in the meeting.

APPROVE MINUTES

The Board considered approving the minutes of the February 20, 2025, Board meeting, a copy of which was distributed to the Board for review. Upon a motion made by Director Campbell, and seconded by Director Patterson, the Board unanimously voted to approve the minutes.

REPORT FROM ROMAN FOREST POLICE DEPARTMENT

Chief Carlisle presented the Monthly Police Report from the Roman Forest Police Department, a copy of which is attached hereto as Exhibit "B." He discussed the trespassing and the steps that would need to be taken in order to charge someone with trespassing.

Chief Carlisle reported that 16 flock cameras have been installed, and they are waiting for the last three. He stated that he believes that this was a good investment and that it has assisted the department.

Chief Carlisle provided a new non-emergency phone number for the police department.

OPERATOR'S REPORT

The Board recognized Ms. Giacona who presented the Operations Report, a copy of which is attached hereto as Exhibit "C." She stated there are currently 877 connections in the District and reviewed repairs and maintenance of District facilities.

Ms. Giacona reported that there is an issue with flushable wipe clogging the system. She stated that she would like to include an insert with the water bill that educates the residents on what can and cannot be flushed. She stated that the cost for 1,000 flyers will be \$145.00. The Board and Ms. Giacona discussed how often they should be distributed to the residents.

Following review and discussion, Director Campbell moved to approve the Operator's Report; to authorize termination of water service to delinquent accounts in accordance with the District's Rate Order; and to approve the inserts to educate residents on flushable. Director Walker seconded the motion, which passed unanimously.

GARBAGE COLLECTION REPORT

There was no report.

BOOKKEEPER'S REPORT

The Board recognized Ms. Loggins who presented the Bookkeeper's Report, a copy of which is attached hereto as Exhibit "D," and reviewed the checks presented for payment. After review and discussion, Director Campbell moved to approve the Bookkeeper's Report and

payment of the bills listed therein. Director Patterson seconded the motion, which passed unanimously.

TAX ASSESSOR/COLLECTOR'S REPORT

The Board recognized Ms. Silva presented the Tax Assessor/Collector's Report, a copy of which is attached hereto as Exhibit "E." After review and discussion, Director Patterson moved to approve such report and authorize payment of the tax bills as presented. Director Campbell seconded the motion, which passed unanimously.

ENGINEER'S REPORT

The Board recognized Mr. Graham who presented the Engineer's Report, a copy of which is attached hereto as Exhibit "F," and requested approval of the pay estimates and change orders for District construction projects (none) listed therein.

Mr. Graham requested approval of pay estimate no. 8 for the West Detention/Drainage Phase 2 project in the amount of \$15,833.37.

Mr. Graham reported that the Wastewater Treatment Plant No. 2 Phase 2 Facility and Lease Agreement contract was awarded to Pioneer Construction Services, LLC. He also reported that the Wastewater Treatment Plant No. 1 Phase 4 contract was awarded to Gilleland Smith Construction.

Mr. Graham introduced Mr. Newton and stated that the District will soon be built out and Mr. Newton will take over as the District Engineer. Mr. Graham stated that he will continue to attend the meetings during the transition period.

Following review and discussion and based on the engineer's recommendation, Director Patterson moved to approve the Engineer's Report, and all action items listed therein, including all pay estimates presented. Director Campbell seconded the motion, which passed unanimously.

Ms. Forswall presented to and reviewed with the Board the following documents for the Unlimited Tax Bonds, Series 2025, and the Unlimited Tax Contract Revenue Bonds, Series 2025: (i) the Application for Approval by the Texas Commission on Environmental Quality of Project and Issuance of Bonds; and (ii) the Order Authorizing Application for Approval by the Texas Commission on Environmental Quality of Project and Issuance of Bonds ("Applications and Orders"), copies of which is attached hereto as Exhibit "G." Director Patterson made a motion to approve the Applications and Orders. Director Campbell seconded the motion which passed unanimously.

REGIONAL DETENTION/DRAINAGE MAINTENANCE REPORT

The Board recognized Mr. Franklin who presented the monthly Maintenance Report, a copy of which is attached hereto as Exhibit "G."

Mr. Franklin presented a proposal in the amount of \$20,105.00 to install four pipe gates to limit the ATV/motorcycle traffic at East Caney Creek, as discussed earlier in the meeting. The Board discussed the proposal, other gate/fence options, and signage options. Director Campbell made a motion to install one gate at Comer Reinhart Road and to request proposals for signage and additional options to deter the ATV/motorcycle traffic. Director Patterson seconded the motion, which passed unanimously.

DEVELOPER'S REPORT

Mr. Espinoza presented an update on the status of development in the District. He stated that the Lift Station is online.

Mr. Espinoza also stated that the last streetlights at the school site on Via Corsica have not yet been installed and that he will follow up to inquire about the delay.

ATTORNEY'S REPORT

Approve Order Adopting Official Notice of Sale and Preliminary Official Statement for District's Unlimited Tax Road Bonds, Series 2025

Mr. Wolf presented the draft Notice of Sale and Preliminary Official Statement for the District's Unlimited Tax Road Bonds, Series 2025 (the "Bonds"). Following review and discussion, Director Patterson moved to adopt an Order Adopting Official Notice of Sale and Preliminary Official Statement for the Bonds. Director Campbell seconded the motion, which passed unanimously.

Authorize Advertising Sale of the Bonds

Mr. Wolf requested that the Board authorize the sale of the Bonds for April 17, 2025. After review and discussion, Director Patterson made a motion to authorize the sale of the Bonds on April 17, 2025. Director Campbell seconded the motion, which passed unanimously.

Engage Auditor to Perform Reimbursement Audit

The Board recognized Ms. Hannah who presented an engagement letter with Forvis, a copy of which are attached hereto as Exhibit "K," to prepare the developer reimbursement reports in connection with the Bonds. After review and discussion, Director Campbell moved to approve the engagement letters with Forvis. Director Patterson seconded the motion, which passed unanimously.

Ms. Forswall reported that she will present the maintenance agreement with the homeowner's association at the next meeting.

Discuss April Board Meeting

Ms. Forswall reported that the April Board meeting for the Bond sale will be at the Coats Rose office and the May Board meeting will occur in the District.

PASSED, APPROVED AND ADOPTED, this 17th day of April 2025.


Secretary, Board of Directors

(DISTRICT SEAL)

