MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS

August 20, 2026

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, August 20, 2026, 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:

Jeff Campbell	-	President
Charles L. Prause	-	Vice President
Lauren Furlow	-	Secretary
Nancy Walker	-	Assistant Secretary
Miguel Vega	-	Assistant Secretary

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

Also in attendance were: Brian Gibson of Friendswood Development Company, a developer in the District; Loren Clark 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 H20 Innovation, Operator for the District; Brittany Silva of Assessments of the Southwest, the District's Tax Assessor; Reagan Lowman of Waste Management; Trash Collection provider for the District; Craig Hajovsky of LJA Engineering, Inc., Engineer for the District; David Smalling of Cedar Creek Municipal Advisors ("CCMA"), Financial Advisor for the District; and Michael Bacon and Emily Forswall, Attorneys, and Beth Van Doren, Paralegal of Coats|Rose, P.C. ("Coats|Rose"), the District's legal counsel.

Whereupon, the meeting was called to order at 12:01 p.m. A copy of the notice of the meeting is attached hereto as Exhibit "A."

HEAR FROM THE PUBLIC

There were no public comments.

APPROVE MINUTES

The Board considered approving the minutes of the July 16, 2026 regular board meeting, copies of which were previously distributed to the Board for review. After discussion, and upon

a motion duly made by Director Campbell, seconded by Director Furlow, the Board unanimously voted to approve the minutes subject to the requested revision.

ROMAN FOREST POLICE DEPARTMENT REPORT

Assistant Chief Campbell presented the Roman Forest Police Department Report and Flock Camera Report, a copy of which is attached hereto as Exhibit "B."

WASTE MANGEMENT REPORT

Ms. Lowman presented the Waste Management Report, a copy of which is attached hereto as Exhibit "C."

Mr. Bacon requested the Board ratify acknowledgement of the CPI increase that was presented and acknowledged at the July meeting. Upon a motion made by Director Furlow, seconded by Director Walker, the Board voted unanimously to ratify acknowledgement of the CPI increase.

ADOPT RESOLUTION ON DEVELOPMENT STATUS UNDER TEXAS WATER CODE, SECTION 49.23602

The Board recognized Ms. Forswall who presented a Resolution on Development Status of the District (the "Resolution"), a copy of which is attached as Exhibit "D," declaring the District as Developing under Texas Water Code Section 49.23602.

After discussion and upon a motion made by Director Campbell and seconded by Director Walker, the Board voted unanimously to adopt the Resolution.

TAX ASSESSOR/COLLECTOR'S REPORT

The Board recognized Ms. Silva who presented the Tax Assessor/Collector's Report, a copy of which is attached hereto as Exhibit "E."

After review and discussion, Director Vega moved to approve the Tax Assessor/Collector report and authorize payment of the tax bills as presented. Director Furlow seconded the motion, which passed unanimously.

OPERATOR'S REPORT

The Board recognized Ms. Giacona who presented the Operations Report, a copy of which is attached hereto as Exhibit "F." She stated there are currently 1,060 connections in the District and a total of 3,728 connections in the District, East Montgomery Municipal Utility Districts Nos. 6 and 7 ("EMC6" and "EMC7"), and reviewed repairs and maintenance of District facilities.

Ms. Giacona reported on a pump repair at water plant no. 2 and presented and reviewed proposals from Elite Pumps and Mechanical Services, LLC in the amount of $29,224 to repair the pump and $40.375 to replace the pump. Following discussion, the Board requested that Ms.

Giacona obtain additional proposals. A copy of the proposals are attached to the Operations Report.

Ms. Giacona next presented a proposal for a storage shed at either sewer plant no.1 or 2 in the amount of $4,120.63, a copy of which is attached to the Operations Report.

Ms. Giacona then reviewed the delinquent list with the Board.

Following review and discussion, Director Campbell moved to: (i) approve the Operator's Report and all action items listed therein; (ii) authorize termination of water service to delinquent accounts in accordance with the District's Rate Order; and (iii) approve the storage shed at a cost of $4,120.63. Director Walker seconded the motion, which passed unanimously.

ENGINEER'S REPORT

The Board recognized Mr. Hajovsky who presented the Engineer's Report, a copy of which is attached hereto as Exhibit "G," and requested approval of any items connected to the current construction contracts, the pay estimates and change orders for District construction projects listed therein.

Board approval/acceptance was requested of the following:

Wastewater Treatment Plant No. 1 and Lift Station No. 1 – Phase 4: Approval of Pay Estimate no. 9 in the amount of $30,456.00 to Gilleland Smith Construction, Inc.

Peach Creek South Pond Erosion Repair: Approve Change Order No. 2 in the amount of $71,701.70 for additional erosion repairs not included in the original scope of work.

Following review and discussion and based on the engineer's recommendation, Director Campbell moved to approve the Engineer's Report, and all action items listed therein, including the invoices, pay estimates, and change orders listed. Director Walker 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 "H."

Mr. Franklin requested approval to remove 16 hazardous trees from Tavola West in the amount of $10,830.00.

After discussion and a motion by Director Furlow, seconded by Director Vega, the Board voted unanimously to approve the tree removal from Tavola West.

HEAR FINANCIAL ADVISOR REPORT

Receive 2026 Contract Tax Allocation

The Board recognized Mr. Smalling who presented the Master District Tax Rate Allocation, a copy of which is attached hereto as Exhibit "I."

2026 Tax Rate Analysis

The Board recognized Mr. Smalling who presented CCMA's 2026 Tax Rate Recommendation, a copy of which is attached hereto as Exhibit "J."

Set Public Hearing on Proposed 2026 Tax Rate and Authorize Publication of Notice

Mr. Bacon explained that setting the tax rate is a two-part process that includes calling a public hearing on the proposed tax rate and holding the public hearing to discuss and set the tax rate. Mr. Bacon advised that notice of the public hearing must be published according to applicable law.

After discussion and a motion by Director Furlow, seconded by Director Cambpell, the Board voted unanimously to: (i) set a public hearing on the proposed tax rate of $1.40 per $100 of assessed valuation to be held on Wednesday, September 17, 2026, at 12:00 p.m.; and (iii) authorize publication of notice of the same.

BOOKKEEPER'S REPORT

The Board recognized Ms. Clark who presented the Bookkeeper's Report, a copy of which is attached hereto as Exhibit "K," and reviewed the checks presented for payment.

After review and discussion, Director Vega moved to: (i) approve the Bookkeeper's Report; and (ii) approve the payment of the bills listed therein and the three additional checks presented. Director Furlow seconded the motion, which carried unanimously.

ATTORNEY'S REPORT

Adopt Resolution Regarding Annual Review of Investment Policy ("Resolution")

Mr. Bacon presented a Resolution Regarding Annual Review of Investment Policy, updating the list of broker/dealers with whom the District may conduct business. Upon a motion made by Director Campbell and seconded by Director Vega, the Board unanimously voted to adopt the Resolution Regarding Annual Review of Investment Policy, a copy of which is attached hereto as Exhibit "L."

Consider Renewal of Insurance proposal

Mr. Bacon presented and reviewed the renewal insurance proposal from Gallagher, a copy of which is attached hereto as Exhibit "M." He stated the insurance premium increased from $30,232.00 to $34,497.00. After discussion and motion by Director Furlow, seconded by

Director Campbell, the Board voted unanimously to renew the insurance proposal with Gallagher.

OTHER SUCH MATTERS

There were no such other matters brought before the Board.

Upon motion duly made and seconded, the Board voted unanimously to adjourn the meeting.

PASSED, APPROVED AND ADOPTED, this 17th day of September, 2026.

Secretary, Board of Directors

(DISTRICT SEAL)

