

MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS

September 18, 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, September 18, 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 for Director Patterson, thus constituting a quorum.

Also in attendance were: Loren Clark of L&S District Services, LLC, Bookkeeper for the District; Kyle Franklin of Growth Services, Inc. ("GSI"), Maintenance Provider for the District; Jennifer Hanna of Forvis Mazars, LLP, Auditor for the District; Michelle Giacona and Cody Wright of H2O Innovation, Operator for the District; Brittany Silva of Assessments of the Southwest, the District Tax Assessor; Justin Graham and Craig Hajovsky of LJA Engineering, Inc., Engineer for the District; Jose Espinoza of Lennar, the developer for the District; Reagan Lowman of Waste Management; Trash Collection company for the District; Arlene Faustermann, and Norma Davila, residents; George Jordan, President of Tavola homeowners association; Sammy Roberts with SuperAll; Ken Farrar with Best Trash; and Michael Bacon and Emily Forswall, Attorneys, and Shaila Sreedharan, Paralegal of Coats|Rose, P.C. ("Coats|Rose"), the District's legal counsel.

Whereupon, the meeting was called to order at 12:03 p.m. A copy of the notice of the meeting is attached hereto as Exhibit "A."

HEAR FROM THE PUBLIC

The residents discussed their concerns a fence behind Via Principale that has not been repaired and the management of the soccer fields and walking trails.

APPROVE MINUTES

The Board considered approving the minutes of the August 12, 2025 special board meeting and the August 21, 2025 board meeting, copies of which were distributed to the Board for review. Upon a motion made by Director Campbell, and seconded by Director Furlow, the Board unanimously voted to approve the minutes, as presented.

CONDUCT PUBLIC HEARING ON 2025 TAX RATE

The Board opened the public hearing on the 2025 tax rate at 12:12 p.m. and confirmed that the notice of such hearing was published according to applicable law. The Board closed the public hearing at 12:13 p.m., and the regular meeting resumed.

ADOPT ORDER SETTING TAX RATE

The Board then considered adopting an Order Setting Tax Rate and Levy for 2025 (the "Order"), a copy of which is attached hereto as Exhibit "B." Ms. Forswall reviewed the recommended tax rate presented at the previous meeting. After a full discussion and consideration, upon a motion made by Director Campbell and seconded by Director Prause, the Board voted unanimously to adopt the Order reflecting the 2025 total tax rate of \$1.30 per \$100 of assessed valuation, comprised of \$0.31 per \$100 of assessed valuation for maintenance and operations purposes, \$0.275 per \$100 assessed valuation for debt service purposes, \$0.265 per \$100 assessed valuation for road debt service purposes, and \$0.45 per \$100 of assessed valuation for contract tax rate purposes.

AMEND NOTICE TO SELLERS AND PURCHASERS

The Board next considered amending the Notice to Sellers and Purchasers (the "Notice") to reflect the tax rate, a copy of which is attached hereto as Exhibit "C". After consideration, upon a motion made by Director Campbell and seconded by Director Prause, the Board voted unanimously to (i) amend the Notice and (ii) authorize filing of the same in Montgomery County real property records and with the Texas Commission on Environmental Quality.

APPROVE AUDIT FOR FISCAL YEAR ENDED MAY 30, 2025

The Board recognized Ms. Hannah who presented the draft audit for the fiscal year ended May 31, 2025, a copy of which is attached hereto as Exhibit "D." Following review and discussion, Director Campbell moved to approve the audit, subject to final comments. Director Furlow seconded the motion, which passed unanimously.

REVIEW TRASH COLLECTION PROPOSALS

The Board recognized Mr. Farrar, who presented and reviewed the proposal from Best Trash, a copy of which is attached hereto as Exhibit "E."

The Board next reviewed the proposal from Texas Pride Disposal, a copy of which is attached hereto as Exhibit "F."

The Board next recognized Ms. Lowman, who presented the August Waste Management Report, a copy of which is attached hereto as Exhibit "G."

The Board deferred any action on this item,.

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 "H." After review and discussion, Director Campbell moved to approve the Tax Assessor/Collector report and authorize payment of the tax bills as presented. Director Prause 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 "I." She stated there are currently 1053 connections in the District and reviewed repairs and maintenance of District facilities.

Ms. Giacona reported that water plant no. 2 was broken into twice in August. Discussion ensued regarding installing a flock camera at water plant no .2.

Following review and discussion, Director Campbell moved to: (i) approve the Operator's Report; (ii) authorize termination of water service to delinquent accounts in accordance with the District's Rate Order; and (iii) approve the quote from Flock Safety for a camera at Water Plant No. 2. Director Prause seconded the motion, which passed unanimously.

The Board recognized Mr. Roberts who presented the contract with SuperAll. After discussion and a motion by Director Campbell, seconded by Director Walker, the Board voted unanimously to approve the contract with SuperAll, pending attorney review.

ENGINEER'S REPORT

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

Mr. Graham requested approval of the following for wastewater treatment plant no. 2 – phase 2: (i) invoice no. TP32084 in the amount of \$443.75 to Terracon Consultants, Inc. ("Terracon"); (ii) invoice no. TP45975 in the amount of \$2,318.75 to Terracon; and (iii) pay estimate no. 1 in the amount of \$182,789.10.

Mr. Graham requested approval of the following for water supply plant no. 2 expansion: (i) invoice no. TN89907 in the amount of \$2,002.50 to Terracon; (ii) invoice no. TP03387 in the amount of \$1,145.00 to Terracon; and (iii) invoice no. TP15508 in the amount of \$738.75 to Terracon; (iv) invoice no. TP46213 in the amount of \$856.25 to Terracon; and (v) pay estimate no. 5 in the amount of \$180,855.00.

Mr. Graham requested approval of the following for the wastewater treatment plant no. 1 – phase 4: pay estimate no. 1 in the amount of \$47,700.00.

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 and pay estimates listed. Director Prause seconded the motion, which passed unanimously.

BOOKKEEPER'S REPORT

The Board recognized Ms. Loggins 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 Campbell moved to approve the Bookkeeper's Report and payment of the bills listed therein, including an extra check to the Tavola homeowners' association. Director Prause seconded the motion, which passed unanimously. Extra check for Tavola for the cost share and true up payment

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 "L."

Mr. Franklin presented two proposals for the following; (i) remove 11 dead trees from the walking trails adjacent north of Via Principale at a cost of \$6,700; and (iii) remove 26 dead at the walking trails adjacent areas at a cost of \$21,100.

After discussion, Director Campbell made a motion to accept the proposal to remove 26 dead trees at a cost of \$21,100. Director Prause seconded the motion, which passed unanimously. The Board also requested further clarification on the ownership of the additional 11 dead trees between the District and the homeowners association.

DEVELOPER'S REPORT

There was no report.

ATTORNEY'S REPORT

Update on the District Maintenance Agreement with the Tavola Homeowner's Association

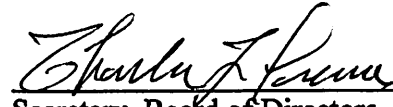
Mr. Bacon reported that the joint facilities committee meeting is scheduled for the following week and that all of the tracts are being mowed weekly.

OTHER SUCH MATTERS

Director Campbell reported there is erosion on the west side of Via Corsica. Mr. Franklin stated that he will assess it prior to the October meeting.

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

PASSED, APPROVED AND ADOPTED, this 16th day of October, 2025.


Secretary, Board of Directors

(DISTRICT SEAL)

