

HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 157

Minutes of Meeting of Board of Directors

February 12, 2026

The Board of Directors (the "Board") of Harris County Water Control and Improvement District No. 157 (the "District") met in regular session, open to the public, on February 12, 2026, at 1300 Post Oak Boulevard, Suite 2500, Houston, Texas 77056, in accordance with the duly posted notice of meeting, and the roll was called of the duly constituted members of said Board, as follows:

Benjamin Judd, President
Chad Sillman, Vice President
Shane Ware, Secretary
Keith D. Perry, Assistant Secretary
Kenneth Weston, Assistant Secretary

and all of said persons were present, with the exception of Directors Judd and Perry, thus constituting a quorum.

Also present were Will Gutowsky of BGE, Inc. ("BGE"); Isabel Mata of Wheeler & Associates, Inc. ("Wheeler"); Tina Johnston of Artesian Financial Services ("AFS"); Mackenzie Johnson of Inframark, LLC ("Inframark"); Paulina Baker of Howard Hughes Holdings, Inc., on behalf of Bridgeland Development, LP ("Developer"); Kay Burkhalter and Bobby Reynolds, on behalf of The Bridgeland Community Supports Veterans, Inc. (the "Veterans Group"); and Mitchell G. Page and Peyton McKelvey of Schwartz, Page & Harding, L.L.P. ("SPH").

In the absence of the President, the Vice President called the meeting to order and declared it open for such business as might regularly come before the Board.

PUBLIC COMMENTS

The Board considered public comments. Ms. Burkhalter thanked the Board for its continued support of the Veterans Group, and advised that the Veterans Group would like to invite one member of the Board to attend a meeting with the Veterans Group and Cameron Dickey, former Board member and liaison with the Veterans Group, to discuss various elements of the Veteran's Memorial Park project (the "Project"). Following discussion, the Board concurred that it would further discuss the matter later in the meeting, under the agenda item for the Project.

Mr. Dickey entered the meeting at this time.

APPROVAL OF MINUTES

The Board considered the approval of the draft minutes of its meeting held on January 9,

2026. Upon review of the draft minutes, Director Sillman requested the correction of a few clerical errors. Following discussion, Director Ware moved that the minutes of the January 9, 2026, Board meeting be approved, as revised. Director Weston seconded the motion, which unanimously carried.

VETERAN'S MEMORIAL PARK

The Board next considered the status of the proposed construction of the Project. In connection therewith, Mr. Dickey provided the Board with an update regarding the status of certain design elements of the Project. Ms. Burkhalter then provided the Board with an update regarding the status of the Veterans Group's procurement of additional funding for the Project. Following discussion, it was noted that no action was required by the Board in connection with this matter.

Discussion next ensued regarding the scheduling of a meeting with the Veterans Group and Mr. Dickey for further discussion regarding various elements of the Project. In connection therewith, the Director Sillman volunteered to serve as the Board's representative at such meeting. Following discussion, it was confirmed that the meeting with the Veterans Group would be scheduled for February 19, 2026 at 12:00 p.m., and that Director Sillman would attend on the Board's behalf.

Mr. Reynolds, Mr. Dickey and Ms. Burkhalter exited the meeting at this time.

DEVELOPER'S REPORT

Ms. Baker noted that she had a scheduling conflict, and inquired as to whether the Board would be amenable to receiving the Developer's Report at this time. Without objection, the Board considered the Developer's Report.

Ms. Baker presented to and reviewed with the Board the home inventory report through January 2026, as prepared by the Developer, a copy of which is attached hereto as **Exhibit A**. Ms. Baker then provided an update regarding the commercial activity in the Bridgeland community. Following discussion, it was noted that no action was required by the Board in connection with the Developer's Report.

Ms. Baker exited the meeting at this time.

BOOKKEEPER'S REPORT

Ms. Johnston presented to and reviewed with the Board the Bookkeeper's Report dated February 12, 2026, a copy of which is attached hereto as **Exhibit B**, including the disbursements and wire transfers presented for approval. Following discussion, it was moved by Director Ware, seconded by Director Weston and unanimously carried, that the Bookkeeper's Report be approved, as presented, and the disbursements listed therein be approved for payment.

Ms. Burkhalter re-entered the meeting at this time.

TAX ASSESSOR-COLLECTOR MONTHLY REPORT; DELINQUENT COLLECTIONS LISTING

Ms. Mata then presented to and reviewed with the Board the Tax Assessor-Collector Monthly Report dated as of January 31, 2026, including the disbursements presented for approval, and a Delinquent Collections Listing as of January 31, 2026, copies of which are attached hereto as **Exhibit C**. Following discussion, Director Ware moved that the Tax Assessor-Collector Monthly Report be approved, and the disbursements identified therein be authorized for payment. Director Weston seconded said motion, which carried unanimously.

DELINQUENT TAX COLLECTIONS

The Board deferred consideration of a Delinquent Tax Report, as it was noted that no report was received nor was due at this time from Perdue, Brandon, Fielder, Collins & Mott, L.L.P., delinquent tax attorneys for the District.

ADOPTION OF RESOLUTION CONCERNING DEVELOPED DISTRICT STATUS FOR 2026 TAX YEAR

Mr. Page reminded the Board of the tax rate adoption procedures for special districts pursuant to Senate Bill No. 2. He noted that the procedures applicable to a particular district will depend, in part, upon whether it is determined to be a "Developed District" under Section 49.23602 of the Texas Water Code. Mr. Page then reviewed with the Board a worksheet completed by BGE to assist the Board in making this determination, along with a Resolution Concerning Developed District Status for the 2026 Tax Year. Following discussion, it was moved by Director Ware, seconded by Director Weston and unanimously carried, that the Resolution Concerning Developed District Status for 2026 Tax Year, attached hereto as **Exhibit D**, confirming that the District shall not be considered a "Developed District" for the 2026 Tax Year, be passed and adopted by the Board and the District

ENGINEER'S REPORT

Mr. Gutowsky presented to and reviewed with the Board the Engineer's Report dated February 12, 2026, a copy of which is attached hereto as **Exhibit E**, including the pay estimate and change order listed therein.

Mr. Gutowsky next presented to and reviewed with the Board proposed design plans for the installation of floating intakes at the District's Irrigation Pump Station ("IPS") Nos. 1 and 4, copies of which are included in **Exhibit E**. In connection therewith, Mr. Gutowsky noted the total cost for such work in the amount of \$556,000.00, and recommended bidding the project as a Developer contract. Following discussion, the Board concurred with Mr. Gutowsky's recommendation. Mr. Gutowsky advised that BGE would prepare the bid package for the project accordingly.

Mr. Gutowsky next presented to and reviewed with the Board exhibits depicting proposed locations for the placement of additional trash receptacles around Josey Lake Park and Oak Meadow Park. Copies of such exhibits are included in **Exhibit E**. Following discussion, the Board

concluded to defer taking action with respect to this matter at this time, and noted that it would reconsider the matter at next month's meeting.

Ms. Mata exited the meeting at this time.

Mr. Gutowsky next reviewed with the Board a proposal to expose the columns of the Bridgeland Creek Parkway pedestrian bridge/underpass at the cost of \$9,600.00. He explained that such work is necessary in order for BGE to determine a permanent solution for the cracks in the structure's stonework.

Following discussion, it was moved by Director Ware, seconded by Director Weston and unanimously carried, that the Engineer's Report and the action items listed therein be approved, including the proposal to expose the columns of the Bridgeland Creek Parkway pedestrian bridge/underpass, as hereinabove discussed.

ANNUAL REVIEW OF SURVEY OF WAGE RATE SCALES AND ADOPTION OF RESOLUTION ADOPTING PREVAILING WAGE RATE SCALE FOR CONSTRUCTION PROJECTS

The Board concurred to defer its annual review of a survey of wage rate scales and the adoption of a Resolution Adopting Prevailing Wage Rate Scale for Construction Projects in connection therewith until next month's meeting.

OPERATIONS AND MAINTENANCE

Ms. Johnson presented to and reviewed with the Board the Operations and Maintenance Report for the month of January 2026, a copy of which is attached hereto as **Exhibit F**, and reviewed the charges, related repairs and make-up well pumpage listed therein.

Ms. Johnson next presented to and reviewed with the Board a proposal prepared by Northside Electric Motors for the repair or replacement of Booster Pump Nos. 2 and 3 at the District's IPS No. 2. She advised that Inframark is recommending the replacement of Booster Pump Nos. 2 and 3 at this time, and noted the total cost for such work in the amount of \$74,710.00.

Following discussion, it was moved by Director Ware, seconded by Director Weston and unanimously carried, that the Operations and Maintenance Report and the action items listed therein be approved, including the replacement of Booster Pump Nos. 2 and 3 at IPS No. 2 by Northside Electric Motors at the cost of \$74,710.00.

DETENTION FACILITY AND GROUNDS MAINTENANCE

The Board next discussed general maintenance matters for the District. In connection therewith, Director Sillman provided the Board with an update relative to the status of the District's tree maintenance services. He then advised the Board of several items in need of repair and/or maintenance by Bridgeland Council, Inc. ("Council"), including, among other things, the bird tower and surrounding wooden walkway. Following discussion, Mr. Page advised that he would

contact Melissa Hargrove to relay the Board's concerns.

RESIDENT COMMUNICATIONS AND EMERGENCY MATTERS

The Board noted that it had nothing new to discuss with respect to committee discussions relating to resident communications and emergency matters at this time.

WEBSITE UPDATES

The Board noted that it had nothing new to discuss with respect to the District's website at this time.

RENEWAL OF DISTRICT INSURANCE COVERAGES

Mr. Page reminded the Board that the District's current insurance coverage through Arthur J. Gallagher & Co. ("Gallagher"), will expire on March 31, 2026. In connection therewith, Mr. Page advised that, as requested by the Board at its last meeting, SPH obtained a renewal proposal from Gallagher, and presented same to the Board for review and consideration. Following discussion of the proposal presented, Director Ware moved that the proposal from Gallagher be accepted, and that the Vice President be authorized to execute the accepted proposal on behalf of the Board and the District. Director Weston seconded said motion, which unanimously carried. A copy of Gallagher's proposal thus accepted is attached hereto as **Exhibit G**.

MATTERS RELATED TO MAY 2, 2026 DIRECTORS ELECTION

Mr. Page reported on issues related to the District's Directors Election (the "Election") to be held on May 2, 2026. In connection therewith, Mr. Page presented to and discussed with the Board a memorandum prepared by SPH, a copy of which is attached hereto as **Exhibit H**. Mr. Page advised that Harris County will not offer joint election services to political subdivisions for the May 2, 2026 election, and therefore, the District will have to hold an independent election. He further discussed the challenges of administrating an independent election. Following discussion, it was noted that no action was required by the Board in connection with this matter.

ATTORNEY'S REPORT

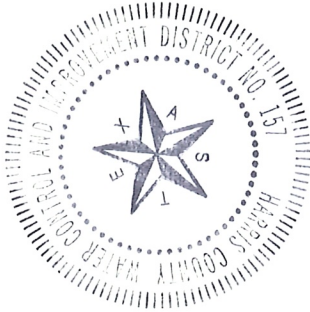
The Board next considered the Attorney's Report. In connection therewith, Mr. Page inquired whether the Board desired to schedule a special meeting for discussion of the District's next issuance of bonds. Following discussion, the Board concurred to schedule a special meeting for Friday, March 6, 2026, at 9:30 a.m. in the offices of SPH for discussion of the District's next issuance of bonds. The Board additionally concurred that the March 12, 2026, Board meeting be rescheduled to Friday, March 20, 2026, at 11:00 a.m. in observance of Spring Break.

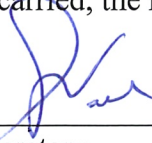
FUTURE AGENDA ITEMS

The Board considered matters for placement on future agendas. No other specific agenda items other than routine and ongoing matters, or those discussed above, were requested.

ADJOURNMENT

There being no further business to come before the Board, on motion made by Director Ware, seconded by Director Weston and unanimously carried, the meeting was adjourned.





Secretary

HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 157

LIST OF ATTACHMENTS TO MINUTES

February 12, 2026

- Exhibit A** – Home Inventory Report through January 2026
- Exhibit B** – Bookkeeper's Report
- Exhibit C** – Tax Assessor-Collector's Report
- Exhibit D** – Resolution Concerning Developed District Status for Tax Year 2026
- Exhibit E** – Engineer's Report
- Exhibit F** – Operations and Maintenance Report
- Exhibit G** – Accepted Insurance Proposal
- Exhibit H** – Memorandum regarding Harris County Independent Elections