

HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 157

Minutes of Special Meeting of Board of Directors

December 12, 2025

The Board of Directors (the "Board") of Harris County Water Control and Improvement District No. 157 (the "District") met in special session, open to the public, on December 12, 2025, 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, thus constituting a quorum.

Also present were Ethan Condiff of BGE, Inc. ("BGE"); Lindsey DeLong of Inframark, LLC ("Inframark"); Isabel Mata of Wheeler & Associates, Inc. ("Wheeler"); Tina Johnston of Artesian Financial Services ("AFS"); and Mitchell G. Page and Peyton McKelvey of Schwartz, Page & Harding, L.L.P. ("SPH").

The 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. There being no public comments offered, the Board continued to the next item of business.

APPROVAL OF MINUTES

The Board considered the approval of the draft minutes of its meeting held on November 13, 2025. Director Sillman requested a revision to the language summarizing the Board's review of correspondence from SPH regarding the expenditure and investment of bond proceeds and the Internal Revenue Service's restrictions on same. Following discussion, Director Judd moved that the minutes of the November 13, 2025, Board meeting be approved, as revised. Director Perry seconded the motion, which unanimously carried.

VETERANS MEMORIAL

The Board concurred to defer its consideration of the status of the proposed construction of the Veterans Memorial Park project until later in the meeting, upon the arrival of Cameron

Dickey, former Board member and liaison with The Bridgeland Community Supports Veterans, Inc. (the "Veterans Group").

BOOKKEEPER'S REPORT

Ms. Johnston presented to and reviewed with the Board the Bookkeeper's Report dated December 12, 2025, a copy of which is attached hereto as **Exhibit A**, including the disbursements and wire transfers presented for approval. Following discussion, it was moved by Director Judd, seconded by Director Ware and unanimously carried, that the Bookkeeper's Report be approved, as presented, and the disbursements listed therein be approved for payment, with the addition of check no. 4009, payable to IPREO, LLC, for printing expenses associated with the issuance of the District's \$5,550,000 Unlimited Tax Park Bonds, Series 2025.

Mr. Dickey 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 November 30, 2025, including the disbursements presented for approval, and a Delinquent Collections Listing as of November 30, 2025, copies of which are attached hereto as **Exhibit B**. Following discussion, Director Judd moved that the Tax Assessor-Collector Monthly Report be approved, and the disbursements identified therein be authorized for payment. Director Ware seconded said motion, which carried unanimously.

DELINQUENT TAX COLLECTIONS

Mr. Page presented to and reviewed with the Board the Delinquent Tax Report received from Perdue, Brandon, Fielder, Collins & Mott, L.L.P., delinquent tax attorneys for the District, a copy of which is attached hereto as **Exhibit C**. Mr. Page noted that no action was required by the Board in connection with the Delinquent Tax Collections Report.

VETERAN'S MEMORIAL

Mr. Dickey next presented to and discussed with the Board a handout detailing various design elements of the Veterans Memorial Park project, a copy of which is attached hereto as **Exhibit D**. The Board reviewed and discussed the current plans for the design of Veterans Memorial Park and asked various questions, to which Mr. Dickey responded. In connection with the design and placement of monumentation at Veterans Memorial Park, the Board requested that Mr. Dickey provide the current design plans to The Spencer Company, as The Spencer Company may offer comments that will facilitate future maintenance of the Park grounds. The Board additionally requested that Mr. Dickey provide a security assessment of the Veterans Memorial Park site for the Board's review and consideration at a future meeting. Following discussion, it was noted that no action was required by the Board in connection with the Veterans Memorial Park project at this time.

ENGINEER'S REPORT

Mr. Condiff presented to and reviewed with the Board the Engineer's Report dated December 12, 2025, a copy of which is attached hereto as **Exhibit E**. In connection therewith, Mr. Condiff requested the Board's concurrence in the award of contract for the Irrigation Pump Station Nos. 1, 2 and 4 Rehab project to McDonald Municipal & Industrial in the amount of \$1,996,869.00. Following review and discussion, the Board concurred to defer any action with respect to the award of contract for the Irrigation Pump Station Nos. 1, 2 and 4 Rehab project until next month's meeting, and requested that BGE contact McDonald Municipal & Industrial to inquire whether any revisions to project specifications would reduce costs. It was noted that no action was required by the Board in connection with the Engineer's Report.

OPERATIONS AND MAINTENANCE

Ms. DeLong presented to and reviewed with the Board the Operations and Maintenance Report for the month of November 2025, a copy of which is attached hereto as **Exhibit F**, and reviewed the charges, related repairs and make-up well pumpage listed therein. In connection therewith, Ms. DeLong provided the Board with a quote for the replacement of four (4) rows of filter media at the District's Irrigation Pump Station No. 4 in the amount of \$9,406.00. Following discussion, it was moved by Director Judd, seconded by Director Ware and unanimously carried, that the Operations and Maintenance Report and the action items listed therein be approved, including the replacement of filter media at Irrigation Pump Station No. 4 at the cost of \$9,406.00.

DETENTION FACILITY AND GROUNDS MAINTENANCE

The Board next discussed general maintenance matters for the District. In connection therewith, Mr. Page informed the Board that Melissa Hargrove of Bridgeland Council, Inc. ("Council") plans to attend next month's meeting to discuss irrigation matters with the Board. Following discussion, the Board requested that AFS prepare an accounting of the District funds spent in connection with irrigation issue over the last three (3) years.

Mr. Page next presented to and reviewed with the Board three (3) resident requests for tree trimming services, which were submitted to Council through its 3-1-1 application, copies of which are attached hereto as **Exhibit G**. Following review and discussion, Director Sillman confirmed that the requested areas have already been serviced.

Mr. Page next presented to and reviewed with the Board a Bridgeland Rose Planting Summary, which was provided by Council, a copy of which is attached hereto as **Exhibit H**. It was noted that no action was required by the Board in connection with said Summary.

Director Sillman next provided the Board with an update relative to the status of the District's tree maintenance services. In connection therewith, Director Sillman expressed concerns regarding the lack of maintenance/upkeep performed by Council on several community amenities located within the District. Mr. Page suggested that the Board address such concerns with Ms. Hargrove at next month's meeting. Following discussion, the Board concurred to address Ms. Hargrove regarding Council's standard of maintenance at next month's meeting, and requested that

BGE prepare a list of all hard assets located within the District for the Board to reference in its discussions with Ms. Hargrove.

DEVELOPER'S REPORT

Mr. Page next presented to and reviewed with the Board the home inventory report through November 2025, as prepared by Bridgeland Development, LP (the "Developer"), a copy of which is attached hereto as **Exhibit I**. Following discussion, it was noted that no action was required by the Board in connection with the Developer's Report.

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 considered updates to the District's website, and noted that it had nothing new to discuss at this time.

ATTORNEY'S REPORT

The Board next considered the Attorney's Report. In connection therewith, Mr. Page presented to and reviewed with the Board (i) the 10th Year Arbitrage Rebate Calculations prepared by Arbitrage Compliance Specialists, Inc. ("ACS") for the District's \$5,000,000 Unlimited Tax Bonds, Series 2015A, and (ii) the Interim Arbitrage Rebate Calculations prepared by ACS for the District's \$1,120,000 Unlimited Tax Refunding Bonds, Series 2021 and the District's \$3,820,000 Unlimited Tax Park Refunding Bonds, Series 2021A. Copies of such Calculations are attached hereto as **Exhibit J**. It was noted that no action was required by the Board in connection with such Calculations, and no payment is due to the Internal Revenue Service at this time.

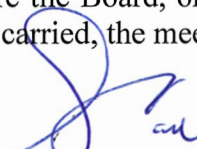
FUTURE AGENDA ITEMS

The Board considered matters for placement on future agendas. Following discussion, the Board concurred that the next regular meeting scheduled for Thursday, January 8, 2026, be rescheduled to Friday, January 9, 2026, at 11:00 a.m.

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

December 12, 2025

- Exhibit A** – Bookkeeper's Report
- Exhibit B** – Tax Assessor-Collector's Report
- Exhibit C** – Delinquent Tax Report
- Exhibit D** – Veterans Memorial Project Handout
- Exhibit E** – Engineer's Report
- Exhibit F** – Operations and Maintenance Report
- Exhibit G** – Resident Requests for Tree Trimming Services
- Exhibit H** – Bridgeland Rose Planting Summary
- Exhibit I** – Home Inventory Report through November 2025
- Exhibit J** – 10th Year Arbitrage Rebate Calculations for the District's \$5,000,000 Unlimited Tax Bonds, Series 2015A; Interim Arbitrage Rebate Calculations for the District's \$1,120,000 Unlimited Tax Refunding Bonds, Series 2021 and the District's \$3,820,000 Unlimited Tax Park Refunding Bonds, Series 2021A