

HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 157

Minutes of Special Meeting of Board of Directors

April 10, 2026

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 April 10, 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 Director Perry, thus constituting a quorum.

Also present were Ethan Condiff of BGE, Inc. ("BGE"); Isabel Mata of Wheeler & Associates, Inc. ("Wheeler"); Tina Johnston, Tia Wright and Teresa Roberts of Artesian Financial Services ("AFS"); Lindsey DeLong and Stephen Nelson of Inframark, LLC ("Inframark"); Paulina Baker of Howard Hughes Holdings, Inc., on behalf of Bridgeland Development, LP ("Developer"); Kay Burkhalter, Robert G. Thomas, Donna Thomas, Walter Bohn and Margie Bohn, 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").

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 deferred the approval of the draft minutes of its meeting held on March 20, 2026, as it was noted that such minutes are in preparation.

VETERAN'S MEMORIAL PARK

The Board next considered the status of the proposed construction of Veteran's Memorial Park (the "Project"). In connection therewith, Mr. Page reported that the Veterans Group reviewed

and provided comments to the proposed Contract Regarding the Financing, Construction, Operation and Maintenance of the Bridgeland Veterans Memorial Park (the "Contract") by and among the District, Harris County Water Control and Improvement District No. 159, Harris County Municipal Utility District No. 419 and Harris County Municipal Utility District No. 489 in advance of today's Board meeting. Mr. Page advised the Board that he would review and discuss such comments with the Board in Executive Session. Following discussion, it was noted that no action was required by the Board in connection with this matter at this time.

Mr. and Mrs. Thomas and Mr. and Mrs. Bohn exited the meeting at this time.

John Howell of The GMS Group, LLC ("GMS") and Melissa Hargrove of Bridgeland Council, Inc. ("Council") entered the meeting at this time.

BOOKKEEPER'S REPORT

Ms. Johnston presented to and reviewed with the Board the Bookkeeper's Report dated April 10, 2026, 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 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, with the addition of check no. 6072, payable to the West Harris County Regional Water Authority, in the amount of \$316.15.

PROPOSED REVISION TO THE DISTRICT'S OPERATING BUDGET FOR FISCAL YEAR ENDING MAY 31, 2026; REVIEW OF PROPOSED OPERATING BUDGET FOR FISCAL YEAR ENDING MAY 31, 2027

The Board next considered a proposed revision to the District's operating budget for the fiscal year ending May 31, 2026, a copy of which is attached hereto as **Exhibit B**. In connection therewith, Mr. Page reviewed and discussed the proposed budget revision with the Board, and requested that the Board provide any comments to same prior to next month's meeting. Following discussion, it was noted that no action was required by the Board in connection with this matter at this time.

Ms. Johnston then presented to and reviewed with the Board a preliminary draft of the proposed operating budget for the District's fiscal year ending May 31, 2027, a copy of which is included in **Exhibit B**. Ms. Johnston requested that the Board review and provide comments to same in advance of next month's Board meeting. Following discussion, it was noted that no action was required by the Board in connection with this matter 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 March 31, 2026, including the disbursements presented for approval, and a Delinquent Collections Listing as of March 31, 2026, copies of which are attached hereto as

Exhibit C. Following discussion, it was moved by Director Ware, seconded by Director Weston and unanimously carried, that the Tax Assessor-Collector Monthly Report be approved, and the disbursements identified therein be authorized for payment, with the addition of check no. 5730, payable to a District taxpayer, in the amount of \$224.43.

Mr. Howell and Ms. Wright exited the meeting at this time.

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. ("Perdue Brandon"), delinquent tax attorneys for the District.

RESOLUTION AUTHORIZING ADDITIONAL PENALTY ON DELINQUENT REAL PROPERTY TAXES

The Board next considered the adoption of a Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes. Mr. Page advised that the Board is authorized to impose, under certain conditions on July 1, an additional penalty not to exceed twenty percent (20%) of the total taxes, penalty and interest due the District on real property taxes that remain delinquent as of July 1 of the year in which they become delinquent. After discussion, it was moved by Director Ware, seconded by Director Weston and unanimously carried, that the Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes, attached hereto as **Exhibit D**, be adopted by the Board, and that Perdue Brandon, delinquent tax attorneys for the District, be authorized to proceed with the collection of real property taxes delinquent as of July 1, 2026.

ENGINEER'S REPORT

Mr. Condiff presented to and reviewed with the Board the Engineer's Report dated April 10, 2026, a copy of which is attached hereto as **Exhibit E**, including the change order listed therein.

Discussion next ensued regarding the proposed placement of additional trash receptacles around Josey Lake Park and Oak Meadow Park. In connection therewith, Mr. Condiff presented to and reviewed with the Board a cost estimate for the additional trash receptacles, a copy of which is included in **Exhibit E**.

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, and that BGE be authorized to solicit bids for the additional trash receptacles at Josey Lake Park and Oak Meadow Park, as discussed.

OPERATIONS AND MAINTENANCE REPORT

Ms. DeLong presented to and reviewed with the Board the Operations and Maintenance Report for the month of March 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. DeLong next presented to and reviewed with the Board (i) a proposal for the installation of one (1) additional Variable Frequency Drive ("VFD") at the District's Irrigation Pump Station ("IPS") No. 1 in the amount of \$13,500.00, (ii) a proposal for the installation of one (1) additional VFD at the District's IPS No. 2 in the amount of \$16,550.00, (iii) a proposal for the installation of two (2) additional VFDs at the District's IPS No. 3 in the amount of \$31,000.00, and (iv) a proposal for the installation of one (1) additional VFD at the District's IPS No. 4 in the amount of \$18,550.00. Copies of such proposals are included in the Operations and Maintenance Report. During such review, the Board considered whether the installation of additional VFDs at IPS Nos. 1 and 4 would be necessary, and concurred to defer taking action with respect to the VFD proposals until BGE can verify the necessity of same.

Ms. DeLong next presented to and reviewed with the Board a proposal for the installation of a submeter on the well motor breaker located at IPS No. 4 in the amount of \$4,700.00, a copy of which is included in the Operations and Maintenance Report.

Ms. DeLong next presented to and reviewed with the Board a proposal for the cleaning of the existing trash receptacles located around the District's detention ponds in the amount of \$4,000.00, a copy of which is included in the Operations and Maintenance Report. Director Sillman requested that the Board refrain from approving such proposal, and advised that he would contact another vendor to perform such cleanings. Following discussion, the Board concurred not to approve such proposal at this time.

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 proposal for the installation of a submeter on the well motor breaker located at IPS No. 4 in the amount of \$4,700.00, and excluding those items specifically deferred as discussed herein. The Board requested that the invoice for the submeter be provided to Harris County Municipal Utility District No. 418 for payment.

DETENTION FACILITY AND GROUNDS MAINTENANCE

The Board next discussed general maintenance matters for the District. In connection therewith, the Board addressed Ms. Hargrove concerning Council's current irrigation schedule and the negative impacts of same on the District's IPS facilities. The Board requested that Council stagger watering times to reduce the strain on the District's facilities. Director Sillman then advised the Board that the Lakeland Village Community Association (the "HOA") has requested a contribution of funds towards the Calsense irrigation controller repair project. Following discussion, the Board concurred that it would further consider the matter in Executive Session.

Ms. Hargrove next addressed the Board regarding the costs associated with Council's maintenance of the shared amenities/facilities located within the District. She then presented to and reviewed with the Board a Josey Lake Park & Boat House 2026 Project List, as well as a draft invoice from Council to the District for annual maintenance expenses, copies of which are attached hereto as **Exhibit G**. During such review, Ms. Hargrove noted that Council is considering adjusting the District's annual maintenance contribution. Ms. Hargrove next provided the Board with an update relative to the status of several maintenance items in the District, to which the Board

expressed its gratitude. Following discussion, it was noted that no action was required by the Board in connection with this matter at this time.

DEVELOPER'S REPORT

Ms. Baker presented to and reviewed with the Board the home inventory report through March 2026, as prepared by the Developer, a copy of which is attached hereto as **Exhibit H**. 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.

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.

REVIEW OF ARBITRAGE REBATE CALCULATIONS PREPARED BY ARBITRAGE COMPLIANCE SPECIALISTS, INC. ("ACS")

Mr. Page next presented to and reviewed with the Board Interim Arbitrage Rebate Calculations prepared by ACS for the District's (i) \$5,000,000 Unlimited Tax Bonds, Series 2016A, (ii) \$7,400,000 Unlimited Tax Bonds, Series 2017, (iii) \$4,600,000 Unlimited Tax Park Bonds, Series 2017A, (iv) \$4,745,000 Unlimited Tax Refunding Bonds, Series 2017B, (v) \$8,550,000 Unlimited Tax Bonds, Series 2018, (vi) \$1,190,000 Unlimited Tax Park Bonds, Series 2018A, and (vii) \$5,300,000 Unlimited Tax Bonds, Series 2021B ("Series 2021B Bonds") and \$2,760,000 Unlimited Tax Park Bonds, Series 2021C ("Series 2021C Park Bonds"). Copies of such calculations are attached hereto as **Exhibit I**. Mr. Page additionally presented to and reviewed with the Board an Interim Yield Restriction Calculations prepared by ACS for the District's Series 2021B Bonds and Series 2021C Park Bonds, a copy of which is included in **Exhibit I**. Upon review of the Interim Yield Restriction Calculations for the Series 2021B Bonds and Series 2021C Park Bonds, Mr. Page noted the accrual of a positive yield reduction liability in the current amount of \$3,424.26. In that regard, Mr. Page advised the Board that, although nothing is owed to the Internal Revenue Service ("IRS") in connection with said positive yield reduction liability at this time, the District may be required to remit payment to the IRS following the 5th Year Arbitrage Rebate Calculations filing deadline should the positive yield reduction liability continue to accrue. Following discussion, it was noted that no action was required by the Board in connection with the Reports presented, and no payments are due to the IRS at this time.

ATTORNEY'S REPORT

The Board next considered the Attorney's Report. In connection therewith, Mr. Page

advised that he had nothing further of a legal nature to discuss with the Board at this time, other than the matters previously noted for discussion in Executive Session.

FUTURE AGENDA ITEMS

The Board considered matters for placement on future agendas. Following discussion, the Board concurred to (i) cancel the April 17, 2026, special meeting for discussion of the District's next issuance of bonds, and (ii) reschedule the May 7, 2026, regular Board meeting to Friday, May 8, 2026, at 11:00 a.m.

EXECUTIVE SESSION

The President announced that the Board would enter into Executive Session at 1:19 p.m. pursuant to Section 551.071 of the Texas Government Code, as amended. Those in attendance other than the Board, Mr. Page and Ms. McKelvey, exited the meeting at this time.

RECONVENE IN OPEN SESSION

The Board reconvened in Open Session at 2:01 p.m.

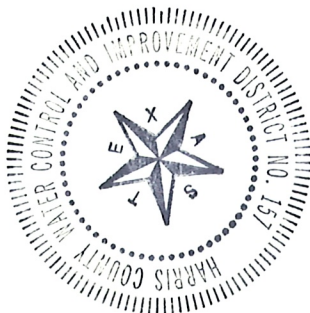
Following discussion regarding the HOA's request for a contribution towards the Calsense irrigation controller repair project, it was moved by Director Ware, seconded by Director Weston and unanimously carried, that Director Weston be authorized to attend the next HOA meeting on the Board's behalf in order to negotiate the contribution of District funds.

REQUEST FOR PROPOSALS FOR THE DISTRICT'S OPERATIONS SERVICES

The Board considered authorizing the issuance of a request for proposals ("RFP") for the District's operations services. Following discussion, it was moved by Director Ware, seconded by Director Weston and unanimously carried, that SPH be authorized to issue an RFP for the District's operations services, subject to review and final comment to the form of RFP letter by Director Sillman.

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

April 10, 2026

- Exhibit A** – Bookkeeper's Report
- Exhibit B** – Draft of Revised Operating Budget for Fiscal Year Ending May 31, 2026; Draft of Proposed Operating Budget for Fiscal Year Ending May 31, 2027
- Exhibit C** – Tax Assessor-Collector's Report
- Exhibit D** – Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes
- Exhibit E** – Engineer's Report
- Exhibit F** – Operations and Maintenance Report
- Exhibit G** – Josey Lake Park & Boat House 2026 Project List; Draft Invoice from Bridgeland Council, Inc. for Annual Maintenance Expenses
- Exhibit H** – Home Inventory Report through March 2026
- Exhibit I** – Interim Arbitrage Rebate Calculations for the District's (i) \$5,000,000 Unlimited Tax Bonds, Series 2016A, (ii) \$7,400,000 Unlimited Tax Bonds, Series 2017, (iii) \$4,600,000 Unlimited Tax Park Bonds, Series 2017A, (iv) \$4,745,000 Unlimited Tax Refunding Bonds, Series 2017B, (v) \$8,550,000 Unlimited Tax Bonds, Series 2018, (vi) \$1,190,000 Unlimited Tax Park Bonds, Series 2018A, and (vii) Series 2021B Bonds and Series 2021C Park Bonds; Interim Yield Restriction Calculations for the District's Series 2021B Bonds and Series 2021C Park Bonds