

HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 158

Minutes of Meeting of Board of Directors

August 18, 2026

The Board of Directors (the "Board") of Harris County Water Control and Improvement District No. 158 (the "District") met in regular session, open to the public, on August 18, 2026, at 1300 Post Oak Boulevard, Suite 2500, Houston, Harris County, Texas, in accordance with the duly posted notice of meeting, and the roll was called of the duly constituted members of said Board of Directors, as follows:

Nancy Seale, President
Judy Hudson, Vice-President
Catherine Stellakis, Secretary
Barbara Kimzey, Assistant Secretary
Zachary Short, Assistant Secretary

and all of said persons were present, thus constituting a quorum.

Also present were Garrett Tabor of Municipal Accounts & Consulting, LP ("MA&C"); Ryan Derong of BGE, Inc. ("BGE"); Wendy Maddox of Assessments of the Southwest, Inc. ("ASW"); Lindsey DeLong and Stephen Nelson of Inframark, LLC ("Inframark"); Paulina Baker of Howard Hughes Holdings, Inc., on behalf of Bridgeland Development, LP ("Developer"); Greg Lentz of Masterson Advisors, LLC ("Masterson"); and Joseph M. Schwartz and Sabrina Ernst 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 it.

PUBLIC COMMENTS

The Board noted that there were no members of the public present to offer comments, and proceeded to the next item of business.

APPROVAL OF MINUTES

The Board reviewed the minutes of its meeting held on July 21, 2026. Following discussion, Director Seale moved that the minutes of said meeting be approved, as written. Director Stellakis seconded said motion, which unanimously carried.

BOOKKEEPER'S REPORT

Mr. Tabor presented to and reviewed with the Board the Bookkeeper's Report dated August 18, 2026, a copy of which is attached hereto as **Exhibit A**, including the disbursements presented for payment. Following discussion, it was moved by Director Seale, seconded by Director

Stellakis and unanimously carried, that the Bookkeeper's Report be approved, as presented, and the disbursements listed in the Bookkeeper's Report be approved for payment.

TAX ASSESSOR/COLLECTOR'S REPORT

Ms. Maddox presented to and reviewed with the Board the Tax Assessor Collector Monthly Report and Delinquent Tax Roll for the month ending July 31, 2026, copies of which are attached hereto as **Exhibit B**. Following discussion, Director Seale moved that the Tax Assessor Collector Monthly Report for the month ending July 31, 2026, be approved, as presented, and the disbursements listed therein be approved for payment. Director Stellakis seconded the motion, which carried unanimously.

DELINQUENT TAX ATTORNEY COLLECTIONS REPORT

The Board deferred consideration of a Delinquent Tax Report, as it was noted that none was received nor is due at this time from Perdue, Brandon, Fielder, Collins & Mott, L.L.P., delinquent tax attorneys for the District.

2026 TAX RATE RECOMMENDATION

The Board deferred consideration of a 2026 tax rate recommendation after noting that the certified rolls from the Harris Central Appraisal District have not been received at this time.

OPERATOR'S REPORT

Ms. DeLong presented to and reviewed with the Board an Operations and Maintenance Report for the month of July 2026, a copy of which is attached hereto as **Exhibit C**.

Ms. DeLong next presented to and reviewed with the Board a proposal from FastSigns International Inc. ("FastSign") for the installation of signs along the District's lake in the amount of \$609.96, a copy of which is included with **Exhibit C**.

Ms. DeLong next reported that Inframark has received reports that the pressure at IPS No. 7 has been below 40 psi on several occasions. In connection therewith, she noted that IPS No. 7 does not have a pressure sensor and recommended that a pressure sensor be installed.

Ms. DeLong then noted that Inframark will merge its services with Azuria Water Solutions. In connection therewith, she presented to and reviewed with the Board a handout for same, a copy of which is included with **Exhibit C**. Following discussion, Director Seale moved to (i) approve the Operations and Maintenance Report, as presented, and (ii) approve the proposal from FastSigns, subject to Inframark providing pictures of locations to install said signs, and (iii) Inframark be authorized to install a pressure sensor at IPS No. 7 in an amount not to exceed \$1,000. Director Stellakis seconded the motion, which carried unanimously.

ENGINEER'S REPORT

Mr. Derong presented to and reviewed with the Board the Engineer's Report dated August 18, 2026, a copy of which is attached hereto as **Exhibit D**, including the pay estimates, change orders and conveyances listed therein. The Board next considered acceptance of a Conveyance and Bill of Sale of Facilities for Prairieland Village Sec. 44 for drainage and recreational improvements (the "Conveyance"). Following discussion, Director Seale moved that (i) the Engineer's Report and the actions listed therein, be approved, as presented, and (ii) the Conveyance be accepted. Director Stellakis seconded the motion, which unanimously carried.

STATUS OF PROPOSED ANNEXATION REQUEST OF 126.94 ACRES

Mr. Schwartz advised the Board of the status of the proposed annexation of 126.94 acres into the boundaries of the District. In connection therewith, he noted that SPH refiled the application for consent with the City of Houston on June 29, 2026, and is awaiting consent for same.

DEVELOPER'S REPORT

Mr. Schwartz presented to and reviewed with the Board a Resolution Approving Supplement for Utility Development (the "Resolution"), a copy of which is attached hereto as **Exhibit E**. In connection therewith, Mr. Schwartz advised the Board that the Developer has requested to supplement the District's existing Amended and Restated Utility Development Agreements ("UDAs") for water, sanitary sewer and drainage improvements, and for recreational facilities and road facilities, to provide for the release of the Developer's rights to receive payment for eligible reimbursable costs, and assign such rights to the National Finance Authority. He further advised that SPH has prepared a proposed form of Supplement for Utility Development (the "Supplement"), a copy of which form is attached to the Resolution as Exhibit "A", and that the Resolution authorizes the President of the Board to approve, execute and deliver the Supplement once in final form. Following discussion, it was moved by Director Seale, seconded by Director Stellakis and unanimously carried, that the Resolution be approved.

DETENTION FACILITIES MAINTENANCE; WILDLIFE; SECURITY

The Board considered matters relative to mowing and maintenance of District facilities, and noted there were no items for Board action at this time.

BRIDGELAND WATER AGENCY

The Board considered the status of various matters relative to the Bridgeland Water Agency (the "Agency"). In connection therewith, Mr. Schwartz reported that the Agency scheduled a National Night Out event for October 6, 2026, a Hazardous Waste Event for October 24, 2026, and a Family Fun and Fotos event for November 15, 2026. Mr. Schwartz next reported that the Agency is no longer planning to host an educational safety event in the Bridgeland community for resident children regarding micromobility devices and that the Agency will provide educational handouts to residents instead. Following discussion, it was noted that no action was required by the Board at this time.

UPDATES AND REVISIONS TO DISTRICT WEBSITE

Mr. Schwartz presented to and reviewed with the Board a monthly communications report dated August 18, 2026, prepared by Touchstone District Services, a copy of which is attached hereto as **Exhibit F**. It was noted that no action was required by the Board in connection with said report.

DEVELOPERS REPORT CONTINUED

Ms. Baker presented to and reviewed with the Board the home inventory report through July 2026, prepared by the Developer, a copy of which is attached hereto as **Exhibit G**. It was noted that no action was required by the Board.

STATUS OF COMPLIANCE WITH ANNUAL CYBERSECURITY TRAINING

Mr. Schwartz reminded the Board that each Director is required to complete cybersecurity training prior to August 31 each year. The Board noted that Directors Seale, Hudson, Stellakis, and Short have completed a certified cybersecurity training program for the 2026 compliance year.

ATTORNEY'S REPORT

The Board considered the Attorney's Report. In connection therewith, Mr. Schwartz advised that he had nothing further of a legal nature to discuss with the Board at this time.

EXECUTIVE SESSION

The President noted that the Board would not need to enter Executive Session.

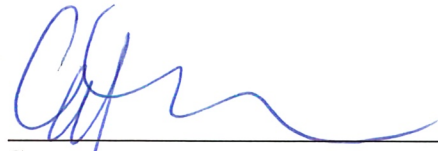
MATTERS FOR PLACEMENT ON FUTURE AGENDAS

The Board considered items 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 Seale, seconded by Director Stellakis and unanimously carried, the meeting was adjourned.




Secretary

HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 158

LIST OF ATTACHMENTS TO MINUTES

August 18, 2026

Exhibit A	Bookkeeper's Report
Exhibit B	Tax Assessor-Collector's Report
Exhibit C	Operations and Maintenance Report
Exhibit D	Engineer's Report
Exhibit E	Resolution Approving Supplement for Utility Development
Exhibit F	Monthly Communications Report
Exhibit G	Home Inventory Report through July 2026