HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 158

Minutes of Meeting of Board of Directors

November 18, 2025

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 November 18, 2025, 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, except for Director Hudson, thus constituting a quorum.

Also present were Garrett Tabor of Municipal Accounts & Consulting, LP ("MA&C"); Ryan Derong of BGE, Inc. ("BGE"); Danielle Harleston of B&A Municipal Tax Service, LLC ("B&A"); Lindsey DeLong of Inframark, LLC ("Inframark"); Simon Van Dyk of Touchstone District Services, LLC ("Touchstone"); Greg Lentz of Masterson Advisors LLC ("Masterson"); Paulina Baker of Howard Hughes Holdings, Inc., on behalf of Bridgeland Development, LP ("Developer"); and Joseph M. Schwartz and Sabrina Ernst of Schwartz, Page & Harding, L.L.P. ("SPH"). Mr. Lentz and Ms. Baker entered later in the meeting, as noted herein.

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 draft minutes of its meeting held on October 14, 2025. 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 November 18, 2025, 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

presented, and the disbursements listed in the Bookkeeper's Report be approved for payment, except for check no. 2603, which was voided.

Ms. Baker and Mr. Lentz entered the meeting during the above discussion.

TAX ASSESSOR/COLLECTOR'S REPORT

Ms. Harleston presented to and reviewed with the Board the Tax Assessor Collector Monthly Report and Delinquent Tax Roll for the month ending October 31, 2025, 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 October 31, 2025, 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.

OPERATOR'S REPORT

Ms. DeLong presented to and reviewed with the Board an Operations and Maintenance Report for the month of October 2025, a copy of which is attached hereto as **Exhibit C**. She next reported that Inframark received complaints from residents of Harris County Municipal Utility District No. 491 regarding landscaping improvements and that said complaints have been addressed and resolved. Following discussion, Director Seale moved to approve the Operations and Maintenance Report, as presented. 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 November 18, 2025, a copy of which is attached hereto as **Exhibit D**, including the pay estimates and change orders listed therein. Mr. Derong next requested the Board's concurrence in the award of construction contract for Creekland Detention Phase 3 to Lonnie Lischka Company, LP in the amount of $11,957,906.59. He next presented to and reviewed with the Board a Storm Sewer Easement to serve Bridgeland Creekland Village Section 20. Following discussion, Director Seale moved that (i) the Engineer's Report and the actions listed therein, be approved, as presented, and (ii) the Storm Sewer Easement to serve Bridgeland Creekland Village Section 20 be approved, as presented. Director Stellakis seconded the motion, which unanimously carried.

AMENDMENT TO SITE MAINTENANCE AGREEMENT BETWEEN RIDGEWOOD LANDSCAPING, INC. ("RIDGEWOOD") AND THE DISTRICT

The Board considered an Amendment to Site Maintenance Agreement between Ridgewood and the District. In connection therewith, Mr. Schwartz reported that SPH is preparing the Amendment and that BGE is working on the scope of work and updated mapping for same.

AMENDMENT TO SITE MAINTENANCE AGREEMENT BETWEEN SPECIALTY TURF SERVICES ("STS") AND THE DISTRICT

The Board considered an Amendment to Site Maintenance Agreement between STS and the District. In connection therewith, Mr. Schwartz reported that SPH is preparing the Amendment and that BGE is working on the scope of work and updated mapping for same.

DISCUSSION OF ANNEXATION REQUEST OF 126.94 ACRES

Mr. Schwartz updated the Board regarding the request by the Developer to annex 126.94 acres into the boundaries of the District. In connection therewith, he reported that SPH received the necessary ownership reports and certificates and will prepare the petitions. Following discussion, the Board concurred that no action was necessary at this time.

DEVELOPER'S REPORT

Ms. Baker presented to and reviewed with the Board the home inventory report through October 2025, prepared by the Developer, a copy of which is attached hereto as **Exhibit E**. It was noted that no action was required by the Board.

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 discussed the status of matters related to the Bridgeland Water Agency. In connection therewith, Mr. Schwartz reported that the First Amendment to the Amended and Restated Interlocal Agreement has been approved and that each participating District will be invoiced for its pro-rata share of the reserve fund. He next noted that the family fun and photo event has been scheduled for November 16, 2025, and the hazardous e-waste event has been tentatively scheduled for October 24, 2026.

EMINENT DOMAIN REPORT

Mr. Schwartz advised the Board that, pursuant to Section 2206.154, Texas Government Code, all political subdivisions with the power of eminent domain, including the District, are required to file an annual eminent domain report by February 1st of each year with the Texas Comptroller of Public Accounts (the "Comptroller"). He explained that the report will contain the

District's contact information as well as information related to the District's ability to exercise the power of eminent domain. After discussion, it was moved by Director Seale, seconded by Director Stellakis and unanimously carried, that the Board authorize SPH to prepare and file the annual eminent domain report with the Comptroller on behalf of the District, prior to the applicable deadline.

MATTERS RELATED TO 2026 DIRECTORS ELECTION

Mr. Schwartz advised the Board that, pursuant to Section 141.040, Texas Election Code, the District is required to post a notice regarding the period during which a candidate may file an application to appear on the ballot for the District's directors election to be held on May 2, 2026. Mr. Schwartz noted that such notice must be posted by December 15, 2025 (i) at the in-District posting location for notices of meetings, (ii) at the District's administrative office, and (iii) on the District's website, if it maintains a website. After discussion on the matter, upon motion made by Director Stellakis, seconded by Director Seale and unanimously carried, the Board authorized SPH to prepare and post such notice on behalf of the Board and the District.

DESIGNATION OF A REPRESENTATIVE TO VOTE IN THE ASSOCIATION OF WATER BOARD DIRECTORS BYLAWS AMENDMENTS AND ELECTIONS

The Board next considered designating a director to serve as the voting member representative for the Association of Water Board Directors upcoming bylaw amendments and trustee elections. Mr. Schwartz next reviewed with the Board the proposed bylaws amendments. Following discussion, it was moved by Director Seale, seconded by Director Stellakis, and unanimously carried that Director Seale be designated as the voting member on behalf of the Board and District.

ATTORNEY'S REPORT

The Board considered the Attorney's Report. In connection therewith, Mr. Schwartz advised the Board that, pursuant to Chapter 403, Texas Government Code, as amended by House Bill 103 (89th Regular Legislative Session), every taxing unit that currently levies a tax, including the District, must annually submit a tax rate and bond authorization and issuance report to the Comptroller of Public Accounts (the "Comptroller") for inclusion in the Comptroller's Local Government, Bond, Tax, and Project Database. He stated that the initial report will include historical tax rate and bond election and issuance information for the District for the previous ten year period and must be submitted by January 1, 2026. Following discussion, Seale moved that the District's consultants be authorized to prepare the report, and that SPH be authorized to submit same to the Comptroller on the District's behalf. Director Stellakis seconded the motion which carried unanimously.

Mr. Schwartz next presented to and reviewed with the Board a resolution requesting appraisal of property as of December 1, 2025, a copy of which is attached hereto as **Exhibit F**. Following discussion, it was moved by Director Seale, seconded by Director Stellakis and unanimously carried that the resolution requesting appraisal of property be approved, as presented.

Mr. Schwartz then reported that residents requested that the District engage a firm for

website services. In connection therewith, Mr. Van Dyk presented to and reviewed with the Board a proposed Consulting Agreement between the District and Touchstone, and a proposed Exhibit A1 to Consulting Agreement, copies of which are attached hereto as **Exhibit G**. Mr. Van Dyk discussed Touchstone's qualifications, and responded to various questions from the Board. Following discussion, it was moved by Director Seale, seconded by Director Stellakis and unanimously carried, that (i) Touchstone be engaged to serve as the District's website services provider, (ii) the Consulting Agreement between the District and Touchstone, and Exhibit A1 to Consulting Agreement, be approved, subject to SPH review, (iii) the President be authorized to execute same on behalf of the Board and the District, (iv) the Texas Ethics Commission ("TEC") Form 1295 submitted by Touchstone in connection therewith, be approved, and SPH be authorized to acknowledge same on behalf of the Board and the District.

Mr. Schwartz then reported that SPH received a request regarding dead tree replacements. In connection therewith, he noted that the cost of same is approximately $1,200 per tree replacement. Following discussion, the Board concurred that Ms. Baker investigate same and report back to the Board.

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.

HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 158
TEXAS

Secretary

HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 158

LIST OF ATTACHMENTS TO MINUTES

November 18, 2025

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	Home Inventory Report through October 2025
Exhibit F	Resolution Requesting Appraisal of Property
Exhibit G	Consulting Agreement and Exhibit A1 to Consulting Agreement between the District and Touchstone District Services. LLC