

HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 158

Minutes of Meeting of Board of Directors

April 21, 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 April 21, 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 and Ian Wallace of BGE, Inc. ("BGE"); Rhonda Gideon of Assessments of the Southwest, Inc. ("ASW"); Lindsey DeLong and Stephen Nelson of Inframark, LLC ("Inframark"); 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").

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 March 17, 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; QUARTERLY INVESTMENT REPORT

Mr. Tabor presented to and reviewed with the Board the Bookkeeper's Report dated April 21, 2026, a copy of which is attached hereto as **Exhibit A**, including the disbursements presented for payment. Mr. Tabor next presented to and reviewed with the Board a Quarterly Investment Report for the period ended February 28, 2026, a copy of which is included with **Exhibit A**.

Mr. Tabor next requested the Board's approval to purchase certificates of deposits for the District through IntraFi's Certificate of Deposit Account Registry Service ("CDARS"). Following discussion, it was moved by Director Seale, seconded by Director Stellakis and unanimously carried, that (i) the Bookkeeper's Report be approved, as presented, and the disbursements listed in the Bookkeeper's Report be approved for payment, including check no. 2692 payable to Director Short in the amount of \$42.34 for reimbursement for the AWBD conference attendance, (ii) the Quarterly Investment Report for the period ended February 28, 2026, be approved and the District's Investment Officers be authorized to execute same on behalf of the Board and the District, and (iii) the District's Investment Officer be authorized to purchase certificates of deposit in an amount not to exceed \$1,000,000 through CDARS.

TAX ASSESSOR/COLLECTOR'S REPORT

Ms. Gideon presented to and reviewed with the Board the Tax Assessor Collector Monthly Report and Delinquent Tax Roll for the month ending March 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 March 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.

RESOLUTION AUTHORIZING AN ADDITIONAL PENALTY ON DELINQUENT REAL PROPERTY TAXES

The Board considered the adoption of a Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes. Mr. Schwartz advised the Board that it is authorized pursuant to Section 33.07 of the Texas Tax Code, as amended, 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 taxes that remain delinquent as of July 1 of the year in which they became delinquent. He noted that the additional penalty to be imposed by this Resolution will not apply to delinquent personal property taxes which have incurred an additional penalty pursuant to that certain Resolution Authorizing an Additional Penalty on Delinquent Personal Property Taxes, which was passed and approved by the District on January 20, 2026. After further discussion, it was moved by Director Seale, seconded by Director Stellakis, and unanimously carried, that the Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes, a copy of which is attached hereto as **Exhibit C**, be adopted by the District, and that Perdue Brandon be authorized to proceed with the collection of the District's 2025 delinquent real property tax accounts on July 1, 2026, subject to proper notice having been given as provided in said Resolution, including the filing of lawsuits as necessary.

OPERATOR'S REPORT

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

Ms. DeLong next presented to and reviewed with the Board a proposal for the repair of Booster Pump No. 2 at IPS No. 7 from S.T.P. Services ("STP") in the amount of \$17,800.00 and a proposal for the repair of Booster Pump Motor No. 2 at IPS No. 7 from STP in the amount of \$12,000.00, copies of which are included with **Exhibit D**.

Ms. DeLong then reported that the PLC component at IPS No. 7 is not functioning and recommended that the District consider replacing same. She next requested the Board's approval to apply for a Harris County Hazmat Permit. Following discussion, Director Seale moved to (i) approve the Operations and Maintenance Report, as presented, (ii) accept the proposal for the repair of Booster Pump No. 2 from STP in the amount of \$17,800.00, (iii) accept the proposal for the Booster Pump Motor No. 2 from STP in the amount of \$12,000.00, and (iv) authorize application for a Harris County Hazmat Permit. 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 April 21, 2026, a copy of which is attached hereto as **Exhibit E**, including the pay estimates and change orders listed therein. Following discussion, Director Seale moved that the Engineer's Report and the actions listed therein, be approved, as presented. 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 will file the application for consent with the City of Houston in the next week.

DEVELOPER'S REPORT

Ms. Baker presented to and reviewed with the Board the home inventory report through March 2026, prepared by the Developer, a copy of which is attached hereto as **Exhibit F**. 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. In connection therewith, Mr. Schwartz updated the Board regarding a request from Bridgeland Council, Inc. ("Council") to replace various trees in the District. He noted that MAC received an advance from the Developer for same. No action was necessary regarding this matter 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 hazardous waste event is scheduled for October 24, 2026. He additionally advised the Board that the Agency is planning to host an educational safety event in the Bridgeland community for resident children regarding micromobility devices. Mr. Schwartz noted that the Agency is coordinating with the Harris County Constables, Precinct 5, on said event. 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 April 21, 2026, prepared by Touchstone District Services, a copy of which is attached hereto as **Exhibit G**. It was noted that no action was required by the Board in connection with said report.

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.




Assistant Secretary

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Secretary

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LIST OF ATTACHMENTS TO MINUTES

April 21, 2026

Exhibit A	Bookkeeper's Report
Exhibit B	Tax Assessor-Collector's Report
Exhibit C	Resolution Authorizing an Additional Penalty on Delinquent Real Property Taxes
Exhibit D	Operations and Maintenance Report
Exhibit E	Engineer's Report
Exhibit F	Home Inventory Report through March 2026
Exhibit G	Monthly Communications Report