

MINUTES OF MEETING OF BOARD OF DIRECTORS
MAY 21, 2026

THE STATE OF TEXAS
COUNTY OF HARRIS
HARRIS COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 156

The Board of Directors (the "Board") of Harris County Water Control and Improvement District No. 156 (the "District") convened in session on May 21, 2026, at 9:30 a.m. at the Clear Lake City Water Authority, 900 Bay Area Blvd., Houston, Texas 77058. A roll call was taken of the persons present:

Ms. Susan Lindamood, President
Mr. Carl Williams, Vice President/Treasurer
Mr. Arnold Mallett, Secretary

All members of the Board were present, thus constituting a quorum. Also attending all or parts of the meeting were Ms. Debbie Arellano of Bob Leared Interests ("BLI"), tax assessor and collector for the District; Mr. Adam Anderson of Lockwood, Andrews, & Newman, Inc. ("LAN"), engineer for the District; Ms. Leslie Bacon and Ms. Madeline Lopez of Norton Rose Fulbright US LLP ("NRF"), attorney for the District; Mr. Jorge Diaz of McLennan & Associates, bookkeeper for the District; Mr. Dean McGee of Clear Lake City Water Authority ("CLCWA"); and Ms. Nancy Gilman, member of the public.

President Lindamood called the meeting to order in accordance with notice posted pursuant to law, copies of certificates of posting of which are attached hereto as *Exhibit A*, and the following business was transacted:

1. Roll Call. The President proceeded with roll call of the Directors and Consultants.

2. Public Comments. There were no comments.

3. Approve minutes of the regular meeting of March 19, 2026. Proposed minutes of the regular meeting of March 19, 2026, previously distributed to the Board, were presented for review and approval. Upon motion by Director Mallett, seconded by Director Williams, after full discussion and the question being put to the Board, the Board voted unanimously to approve the minutes of the regular meeting of March 19, 2026.

4. Engineer's Report. Director Lindamood expressed concern re standstill of the Lift Station generator project. Mr. Anderson explained the issue with CenterPoint and the contractor's plumber needing to get a permit from the City of Pasadena; CenterPoint is waiting for a copy of the permit before they can set the meter. Mr. Anderson will coordinate with Director Lindamood to contact CenterPoint regarding the permit.

Mr. Anderson presented to and reviewed with the Board the Engineer's Report, a copy of which is attached hereto as *Exhibit B*.

Mr. Anderson discussed replacing the District Boundary Signs. He stated that in follow-up to the one resident's complaint regarding placement of sign blocking his home, the contractor relocated the sign at no additional cost.

Upon inquiry by Director Mallett, Mr. Anderson clarified that the one-year warranty for the generator has not begun; he noted that the one-year warranty will start after the Board accepts the Final Pay Application.

Mr. Anderson stated that LAN has checked the District's Capital Improvement Plan ("CIP"), and he noted that the year-to-year inflation rate was 2%. He stated that the District's CIP factors a 5% inflation rate. There is no need to update the CIP at this time.

Upon motion by Director Lindamood, seconded by Director Mallett, after full discussion and the question being put to the Board, the Board voted unanimously to approve the Engineer's Report.

Upon inquiry by Director Williams, Mr. Anderson discussed the color correspondence of the fire hydrant hat to the amount of flow and size of waterlines.

5. Discuss and consider updating the Capital Improvement Plan. This item was discussed during the Engineer's Report.

6. Clear Lake City Water Authority Operations Report. Mr. McGee reviewed the Clear Lake City Water Authority ("CLCWA") Operations Recap Statements for the months of March 2026 and April 2026, copies of which are attached hereto as *Exhibit C*.

Mr. McGee reviewed the Administrative/Special Charges, Water Sampling Fees, and Utility Billing listed in the March 2026 operations recap statement. He discussed the Refund for Unsuccessful Returned Item-Charged for two separate instances in February.

Upon inquiry by Director Williams, Mr. McGee discussed difference between water and sewer usage. Discussion ensued regarding irrigation meter.

Mr. McGee reviewed the total charges and receipts for March 2026, and the balance due to CLCWA in the amount of \$19,619.92.

Mr. McGee reviewed the Administrative/Special Charges, Water Sampling Fees, and Utility Billing listed in the April 2026 operations recap statement.

Mr. McGee reviewed the total charges and receipts for April 2026, and the balance due to the District in the amount of \$5,312.83.

Discussion ensued regarding samples targeted.

Upon motion by Director Mallett, seconded by Director Williams, after full discussion and the question being put to the Board, the Board voted unanimously to approve the CLCWA Operations Recap Statements.

7. Approve Consumer Confidence Report. Mr. McGee presented to and reviewed with the Board the draft 2025 Consumer Confidence Report ("CCR"), a copy of which is attached hereto as *Exhibit D*. He noted that the data comes from the state, and the report includes public education requirements. Mr. McGee stated that CLCWA includes a link to the CCR on water bills and posts the report online. Upon inquiry, Mr. McGee discussed thresholds for samples.

Upon motion by Director Mallett, seconded by Director Williams, after full discussion and the question being put to the Board, the Board voted unanimously to approve the 2025 Consumer Confidence Report.

8. Bookkeeper's Report and payment of bills. Mr. Diaz presented to and reviewed with the Board the preliminary Bookkeeper's Report, a copy of which is attached hereto as *Exhibit E*.

Mr. Diaz proceeded to review the District's operating activity. He presented 13 checks for Board approval.

Mr. Diaz proceeded to review the Schedule of Investments and Investment Report.

Mr. Diaz reviewed the operating budget for fiscal year ending August 31, 2026.

Upon motion by Director Mallett, seconded by Director Williams, after full discussion and the question being put to the Board, the Board voted unanimously to authorize payments of check nos. 1364 through 1376 from the General Operating Fund, each in the amounts, to the person(s)/entity, and for the purposes described in the preliminary Bookkeeper's Report.

9. Tax Assessor Collector's Report. Ms. Arellano presented to and reviewed with the Board the Tax Assessor and Collector's Report dated April 30, 2026, a copy of which is attached hereto as *Exhibit F*. Ms. Arellano reported 97.5% of the 2025 taxes have been collected, and the taxes receivable, as of April 30, 2026, is \$12,821.44.

Ms. Arellano reviewed the Disbursements, and she presented six checks for the Board's approval.

Ms. Arellano continued to review the Historical Collections Data and Historical Tax Data.

Upon inquiry by Director Mallett, Ms. Arellano discussed the refund of adjustments.

Ms. Arellano discussed the District's 2026 preliminary value of \$238,926,711, which is an increase of 2.5%.

Upon motion by Director Mallett, seconded by Director Williams, after full discussion and the question being put to the Board, the Board voted unanimously to accept the Tax Assessor and Collector's Report, and to authorize payment of check nos. 1144 through 1149 from the Tax Account to the persons, in the amounts, and for the purposes listed therein.

10. Maintenance of District Facilities. Mr. Anderson stated there were no maintenance issues to report for the lift station.

11. Discuss City of Houston Drainage Fee, and take any necessary action. There was nothing to report at this time.

12. Discuss next meeting date. The Board agreed to schedule the next regular meeting on Thursday, July 16, 2026, at 9:30 a.m. at the Clear Lake City Water Authority.

13. Other matters. Ms. Gilman introduced herself to the Board and expressed interest in serving as a Director on the Board. Upon motion by Director Lindamood, seconded by Director Mallett, after full discussion and the question being put to the Board, the Board voted unanimously to appoint Ms. Gilman to the Board of Directors.

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD, the meeting was adjourned.

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The above and foregoing minutes were passed and approved by the Board on July 23, 2026.




Secretary Board of Directors