

MINUTES OF MEETING OF BOARD OF DIRECTORS
MARCH 19, 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 March 19, 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; Ms. Heather Frank and Ms. Marissa Salazar of Clear Lake City Water Authority ("CLCWA").

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 January 15, 2026, and minutes of the special meeting of February 21, 2026.** Proposed minutes of the meeting January 15, 2026, previously distributed to the Board, were presented for review and approval. Upon inquiry by Director Lindamood, Mr. Diaz clarified that the tax assessor is allowed to do wire transfers to the bookkeeper.

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 meeting of January 15, 2026.

Proposed minutes of the special meeting February 21, 2026, previously distributed to the Board, were presented for review and approval. Director Lindamood noted that under item no. 2 the commas after Director Nagamani's and Director Matthews' names should be removed. Upon inquiry by Director Lindamood, Mr. Diaz stated that the check payments for Joyce Law Firm PLLC will be approved at today's meeting. Director Mallett noted that under item no. 2, paragraph 3, the motion should read, "Upon motion by Director Mallett, seconded by Director Lindamood, after full discussion and the question being put to the Board, the Board voted unanimously to appoint Mr. Carl Williams as a Director of the Board."

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 special meeting of February 21, 2026, as revised.

Director Lindamood discussed delay in receiving the Bookkeeper's Report, due to the delay from receiving the Operating Recap Statement for February 2026. Discussion ensued regarding CLCWA's monthly closing period.

Mr. McGee entered the meeting at this time. Mr. McGee discussed the delay in getting out the Recap Statement for February 2026. He stated that CLCWA usually tries to send out recap statements 20 days after the closing period. He also discussed the timing of when CLCWA receives the City of Houston billing. Mr. McGee said that, if the Board would like, CLCWA will try to get the recap statements out as soon as possible so the Board has time to review. Mr. Diaz stated that if he could receive CLCWA's recap statements the Friday before the scheduled Board meeting, that would provide enough time to prepare the Bookkeeper's Report; Mr. McGee will coordinate to make sure that the bookkeeper receives the recap statements the Friday before scheduled Board meetings.

Mr. McGee exited the meeting at this time.

4. 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 B*.

Mr. Diaz proceeded to review the District's operating activity. He presented 20 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. 1344 through 1363 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.

5. Tax Assessor Collector's Report. Ms. Arellano presented to and reviewed with the Board the Tax Assessor and Collector's Report dated February 28, 2026, a copy of which is attached hereto as *Exhibit C*. Ms. Arellano reported 96.7% of the 2025 taxes have been collected, and the taxes receivable, as of February 28, 2026, is \$19,195.37.

Ms. Arellano reviewed the Disbursements, and she presented one wire transfer and two checks for the Board's approval.

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

Upon inquiry by Director Williams, Ms. Arellano discussed the collections percentage.

Upon inquiry by Director Mallett, Ms. Arellano stated that she can provide a tax rate comparison for neighboring districts.

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. 1138 through 1139 from the Tax Account to the persons, in the amounts, and for the purposes listed therein.

6. Clear Lake City Water Authority Operations Report. Discussion ensued regarding whether CLCWA will have a representative attend the Board meetings to review the operating recap statements.

Mr. McGee re-entered the meeting at this time. Ms. Bacon inquired what CLCWA's requirements would be to have a representative attend the Board meetings and review the operating recap statements. Mr. McGee discussed CLCWA being available to answer any questions, and CLCWA's intent is to work through the bookkeeper. Mr. McGee will coordinate with the bookkeeper regarding the recap statements.

Upon inquiry by Director Lindamood, Mr. McGee explained the categories for amounts of deposits for the checking account. Director Lindamood requested that CLCWA notate a key for the handwritten categories.

Mr. McGee reviewed the Clear Lake City Water Authority ("CLCWA") Operations Recap Statements for the months of January 2026 and February 2026, copies of which are attached hereto as *Exhibit D*.

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

Mr. McGee reviewed the total charges and receipts for January 2026, and the balance due to CLCWA in the amount of \$32,873.24.

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

Mr. McGee reviewed the total charges and receipts for January 2026, and the balance due to the District in the amount of \$2,771.57.

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. Discuss and consider resident's request for bill adjustment, CLCWA's leak adjustment policy, and take any necessary action. Ms. Frank discussed the resident's request for a leak adjustment, and she informed the resident that the request would be presented to the Board for consideration. She discussed the resident's attempts to contact the Board to address the request. Ms. Frank presented the resident's request for adjustment going back to 2023 for all months greater than the average usage of 13,000 gallons. She reviewed the resident's usage of 80,000 gallons for 2024, and the usage of 99,000 gallons for 2025; the credit for 2025 would be for \$97.45, and the credit for 2024 would be \$9.28. Ms. Frank stated that this credit would not be in line with CLCWA's leak adjustment policy. Discussion ensued

regarding adopting a leak adjustment policy and addressing the resident's request. Ms. Salazar discussed the CLCWA leak adjustment policy for a known leak source and qualifications. Further discussion ensued.

Upon motion by Director Lindamood, seconded by Director Williams, after full discussion and the question being put to the Board, the Board voted unanimously to adopt the CLCWA's leak adjustment policies for known and unknown leakage sources, copies of which are attached hereto as *Exhibit E*.

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 have the resident's request reviewed in accordance with the adopted CLCWA leak adjustment policies.

Ms. Bacon advised that CLCWA should still inform residents that they may attend the Board meetings to present their request for an adjustment.

8. Maintenance of District Facilities. Mr. Anderson stated there were no maintenance issues to report for the lift station. He inquired if the Board would like CLCWA to take over the maintenance of the generator at the lift station. Upon inquiry by Director Lindamood, Mr. Anderson discussed the one-year warranty after installation of the generator and the degradation warranty. Discussion ensued. The Board asked that Mr. Anderson request CLCWA's maintenance fee, and the Board will take this matter under further consideration in May.

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

Mr. Anderson reported on the Lift Station Backup Power Generator, stating that LAN has tried coordinating with CenterPoint to set the gas meter. Discussion ensued

Mr. Anderson discussed replacing the District Boundary Signs. He stated that the signs were installed, and LAN received one resident complaint regarding placement of sign blocking his home on Acorn Wood Way; the resident requested the sign be relocated. Mr. Anderson discussed the alternate placement options. Discussion ensued. Mr. Anderson stated that he will look at the cost to confirm he is within the \$7,500 authorization, and he will confirm the placement with the resident prior to relocating the sign.

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 the engineer to proceed with relocating the District Boundary sign on Acorn Wood Way, subject to the resident's approval of relocation, and not to exceed the previously approved \$7,500 budget.

10. Discuss City of Houston Drainage Fee, and take any necessary action. Director Lindamood stated that she will request Joyce Law Firm to contact the City of Houston for clarification as to why bills are being sent out if they have stopped charging for the drainage fee.

Director Lindamood requested the Board's approval to reimburse her for expenses pertaining to sending letters to residents regarding the drainage fee. 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 reimburse Director Lindamood for expenses pertaining to sending out letters regarding the drainage fee.

11. Adopt Order Declaring Unopposed Candidates Elected to Office. Ms. Bacon presented and reviewed the Order Declaring Unopposed Candidates Elected to Office, a copy of which is attached hereto as *Exhibit G*. Ms. Bacon stated that there were no applicants for the 2026 Directors Election. Upon motion by Director Lindamood, seconded by Director Williams, after a full discussion and the question being put to the Board, the Board voted unanimously to adopt the order to cancel the election and no candidates were elected to the positions available.

12. Discuss next meeting date. The Board agreed to schedule the next regular meeting on Thursday, May 21, 2026 at 9:30 a.m. at the Clear Lake City Water Authority.

Discussion ensued regarding potential candidates to appoint to the vacant Board positions.

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

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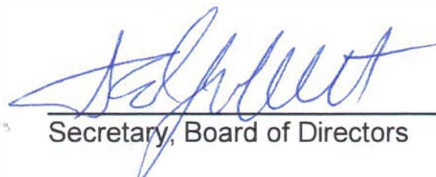
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The above and foregoing minutes were passed and approved by the Board on May 21, 2026.


President, Board of Directors

Attest:


Secretary, Board of Directors

