

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 142

Minutes of Meeting of Board of Directors

February 12, 2026

The Board of Directors (the "Board") of Fort Bend County Municipal Utility District No. 142 (the "District") met in regular session, open to the public on February 12, 2026, in accordance with the duly posted Notice of Public Meeting, and the roll was called of the duly constituted officers and members of the Board, as follows:

Randal L. Carter, President
Ross Madia, Vice President
Philip Huseman, Secretary
James Cokinos, Assistant Secretary
Shawn Luna, Assistant Secretary

all of whom were present, except Director Huseman, thus constituting a quorum.

Also attending the meeting were: Bradley Jenkins of Quiddity Engineering, LLC ("Quiddity"); Mark Burton of Municipal Accounts & Consulting, L.P. ("MAC"), Wendy Duncan of Inframark, LLC ("Inframark"); Jenna Craig of Touchstone District Services ("Touchstone"); Kim Cosco and Cheyenne Evans of Champions Hydro-Lawn, Inc. ("CHL"); and John Eichelberger of Schwartz, Page & Harding, L.L.P. ("SPH"). Maeve Lyman of TBG Partners ("TBG") entered later in the meeting as noted herein. Tyler Mai of Quiddity, and Johanna Strong of KB Home Lone Star, Inc. ("KB") each participated in the meeting via videoconference. Stephanie Dorrough of Wheeler & Associates, Inc. ("Wheeler") joined via videoconference 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 the Board.

PUBLIC COMMENTS

The Board began by opening the meeting for public comments. Upon hearing none, the Board proceeded to the first order of business.

APPROVAL OF MINUTES

The Board considered approval of the minutes of the Board meeting held on January 8, 2026. Upon review, Director Madia moved that the minutes of said board meeting be approved as presented. Director Cokinos seconded said motion, which unanimously carried.

DETENTION AND DRAINAGE FACILITIES REPORT

Mr. Cosco then presented to and reviewed with the Board a Detention and Drainage Facilities Report from CHL, a copy of which is attached hereto as Exhibit A. The Board requested

that CHL prepare proposals for: (i) graffiti removal and application of graffiti-resistant coating, and (ii) clean out of brick debris in an easement.

Mr. Cosco introduced Ms. Evans, CHL's Parks Manager, to the Board, and then they exited the meeting.

BOOKKEEPER'S REPORT

Mr. Burton presented to and reviewed with the Board a written Bookkeeper's Report dated February 12, 2026, and a Quarterly Investment Inventory Report for the period ending December 31, 2025, copies of which is attached hereto as Exhibit B. After discussion on the matter, it was moved by Director Madia that said report be approved and the checks identified in the bookkeeper's report be approved for payment, and that the Quarterly Report be approved as presented. Director Cokinos seconded said motion, which unanimously carried.

TAX ASSESSOR-COLLECTOR REPORT

Ms. Dorrough reviewed with the Board the Tax Assessor-Collector Report dated as of January 31, 2025, and Delinquent Collections Listings, copies of which are attached hereto as Exhibit C. After discussion on the report, Director Madia moved that the report be approved and that the disbursements identified in the reports be approved for payment. Director Cokinos seconded said motion, which carried unanimously.

DELINQUENT TAX COLLECTIONS REPORT

The Board deferred consideration of the Delinquent Tax Report from Perdue, Brandon, Fielder, Collins & Mott, L.L.P., after noting that a quarterly report was received last month.

Ms. Lyman entered the meeting at this time.

RENEWAL OF DISTRICT INSURANCE POLICIES

The Board considered the renewal of the District's insurance coverages scheduled to expire March 31, 2026. Mr. Eichelberger presented to the Board a proposal received from the District's current insurance carrier, Arthur J. Gallagher & Co. ("Gallagher"), a copy of which is attached hereto as Exhibit D. Upon discussion, Director Madia moved that the proposal received from Gallagher for the term ending March 31, 2027, be accepted. Director Cokinos seconded said motion, which unanimously carried.

ENGINEERING REPORT

Mr. Jenkins presented to and reviewed with the Board a written engineer's report dated February 10, 2026, a copy of which is attached hereto as Exhibit E, relative to the status of projects and other engineering matters with respect to the District. After discussion, it was moved by Director Madia, seconded by Director Cokinos, and unanimously carried that the Engineer's Report and all action items listed therein be approved, as recommended by the District Engineer

Mr. Eichelberger presented to and reviewed with the Board a Proposed Letter of Intent regarding the Addendum to Joint Drainage and Detention Agreement (the "LOI") with Sprint, Sand & Clay, a copy of which is attached hereto as Exhibit F. Upon discussion, Director Madia moved that the LOI be approved, subject to final review by Director Carter, Quiddity and SPH. Director Cokinos seconded said motion, which unanimously carried.

UTILITY COMMITMENTS, OUT-OF-DISTRICT SERVICE, AND ANNEXATION

Mr. Jenkins reported to the Board that Quiddity completed the feasibility study for the beer garden to be located at 11003 Hidden Lakes Lane, and will notify the developer of same.

Mr. Eichelberger reported to the Board regarding the status of KB Home Lone Star, Inc.'s ("KB") annexation application. He stated that the City of Houston requested revisions to the Water District Consent Application which will be made and returned.

Mr. Eichelberger reported that SPH is reviewing a Waste Disposal Agreement with Fort Bend County Municipal Utility District No. 229 for the purchase of wastewater to serve the KB annexation tract.

Ms. Dorrough entered the meeting via videoconference at this time.

RESOLUTION CONCERNING DEVELOPED DISTRICT STATUS FOR 2026 TAX YEAR

Mr. Eichelberger advised that the procedures applicable to the adoption of the District's tax rate will depend, in part, upon whether the District is determined to be a "Developed District" under Texas Water Code Section 49.23602. Mr. Eichelberger then reviewed with the Board a worksheet completed by Quiddity to assist the Board in making this determination, along with a Resolution Concerning Developed District Status for the 2026 Tax Year. Following discussion, upon motion made by Director Madia, seconded by Director Cokinos, and unanimously carried, the Board voted to pass and adopt the Resolution Concerning Developed District Status for 2026 Tax Year, attached hereto as part of Exhibit G, reflecting that the District will be considered a Developed District for the 2026 tax year.

Ms. Dorrough and Ms. Strong exited the meeting at this time.

OPERATOR'S REPORT

Ms. Duncan presented to and reviewed with the Board a written operations and maintenance report dated February 12, 2026, a copy of which is attached hereto as Exhibit H. Upon discussion, Director Madia moved that the action items listed in the operations and maintenance report be approved. Director Cokinos seconded said motion, which unanimously carried.

AUTHORIZE OPERATOR TO PREPARE DRAFT CONSUMER CONFIDENCE REPORT AND TO PROVIDE REQUIRED INFORMATION TO ANY DISTRICT THAT RECEIVED WATER FROM THE DISTRICT IN 2025

The Board considered authorizing Inframark to provide required information in connection

with the annual Consumer Confidence Report ("CCR") to districts that received water from the District during the previous calendar year and to prepare a CCR to be provided to the customers of the District for the Board's review and approval. Mr. Eichelberger explained that, pursuant to the CCR requirements promulgated by the United States Environmental Protection Agency, the District is required to: (i) provide by April 1, 2026, a report containing various information regarding the District's water supply to any other water supplier which received water from the District through an interconnect during the previous calendar year, and (ii) provide a CCR to all customers of the District by July 1, 2026. After discussion on the matter, it was moved by Director Madia, seconded by Director Cokinos, and unanimously carried that Inframark be authorized to provide the required information as set forth hereinabove, and the Texas Commission on Environmental Quality's 2026 CCR template, and to prepare a draft CCR to be provided to the customers of the District for review and approval by the Board.

COMMUNICATIONS REPORT

Ms. Craig presented to and reviewed with the Board a Communications Report, a copy of which is attached hereto as Exhibit I. Upon review, the board concurred that no action was required.

COMMUNITY REQUESTS FROM WITHIN THE DISTRICT

Mr. Eichelberger stated that there were no community requests received by the District.

AMENDMENT AND RESTATEMENT OF DETENTION POND MAINTENANCE AGREEMENT BY AND BETWEEN THE WESTHEIMER LAKES PROPERTY OWNERS ASSOCIATION ("POA") AND THE DISTRICT

Mr. Eichelberger reported to the Board that the District received an invoice from the POA in the amount of \$81,657.78 for reimbursement of 2025 costs. He noted that this is same amount that was invoiced to the District for 2024 costs. Mr. Eichelberger presented a memorandum of the proposed Amended and Restated Detention Pond Maintenance Agreement by and between the District and the POA ("Amended Agreement"), a copy of which is attached hereto as Exhibit J. Upon discussion, Director Madia moved that (i) the Amended Agreement be approved, subject to review by Director Carter, and (ii) the 2025 invoice in the amount of \$81,657.78 be approved, subject to the District's receipt of an executed Amended Agreement, and (iii) the POA clarify that the 2025 invoice contains no ineligible items for reimbursement. Director Cokinos seconded said motion, which unanimously carried.

PARKS MASTER PLANNING REPORT

The Board considered the Parks Master Planning Report. Ms. Lyman reported to the Board regarding the status of construction of Carter Park. She then presented to and reviewed with the Board a Monthly Report, including Pay Estimates Nos. 4 and 5, and Change Order Nos. 4 and 5, copies of which are attached hereto as Exhibit K. Upon review, Director Madia moved that the Report, Pay Estimates and Change Orders presented be approved. Director Cokinos seconded said motion, which unanimously carried.

INFORMATION TECHNOLOGY COMMITTEE REPORT

Director Cokinos stated that he did not have anything to report to the Board.

NORTH FORT BEND WATER AUTHORITY ("NFBWA") WATER PROVIDER CONSERVATION PROGRAM AND WATER CONSERVATION COMMITTEE REPORT

Ms. Duncan stated that she did not have anything new to report to the Board from the NFBWA.

OPERATIONS COMMITTEE REPORT

The Board noted that there was no update from the Operations Committee.

BUDGET COMMITTEE REPORT

Mr. Eichelberger stated that SPH will notify Municipal Information Services, LLC, that the Budget Committee will oversee EVO report matters.

NFBWA REPORT

Director Carter reported that he attended that NFBWA meeting but did not have anything new to report to the Board.

SOLID WASTE COLLECTION AND RECYCLING REPORT

Director Carter and Director Luna noted that there has been a few complaints about Best Trash recently. Mr. Eichelberger stated that he will coordinate a call with Christie Leighton of Best Trash, Director Carter, Director Luna and himself to discuss the issues. The Board concurred that Best Trash should provide the Board with a report each month that list all customer complaints received by Best Trash and its response to same.

ATTORNEY'S REPORT

The Board then considered the Attorney's Report. Mr. Eichelberger presented to the Board an Annual Arbitrage Analysis Report, a copy of which is attached hereto as Exhibit L. He stated that Arbitrage Compliance Specialists, Inc. ("ACS") is requesting authorization to prepare the following:

1. 10th Year Arbitrage Rebate Report for the District's Series 2016 Bonds;
2. 5th Year Arbitrage Rebate Report for the District's Series 2021A Bonds;
3. 5th Year Arbitrage Rebate Report for the District's Series 2021B Bonds; and
4. 5th Year Arbitrage Rebate Report for the District's Series 2021C Bonds.

Upon discussion, Director Madia moved that ACS be authorized to prepare the recommended reports listed above on behalf of the District. Director Cokinos seconded said motion, which unanimously carried.

CLOSED SESSION

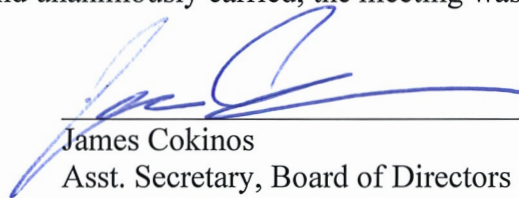
The Board did not enter into Closed Session.

FUTURE AGENDA ITEMS

Other than as discussed earlier in the meeting and reflected above, there were no additional agenda items requested other than routine, ongoing matters.

ADJOURNMENT OF MEETING

There being no further business to come before the Board, upon motion made by Director Madia, seconded by Director Cokinos and unanimously carried, the meeting was adjourned.



James Cokinos
Asst. Secretary, Board of Directors

FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 142
LIST OF EXHIBITS TO MINUTES

February 12, 2026

- Exhibit A Detention and Drainage Facilities Report; Proposals**
- Exhibit B Bookkeeper's Report; Quarterly Investment Inventory Report**
- Exhibit C Tax Assessor-Collector's Report**
- Exhibit D Arthur J. Gallagher & Co. Insurance Proposal**
- Exhibit E Engineering Report**
- Exhibit F Sprint, Sand & Clay Letter of Intent**
- Exhibit G Resolution Concerning Developed District Status for 2026 Tax Year**
- Exhibit H Operator's Report**
- Exhibit I Communications Report**
- Exhibit J Amended and Restated Detention Pond Maintenance Agreement with
Westheimer Lakes Property Owners Association**
- Exhibit K Parks Master Planning Report**
- Exhibit L Annual Arbitrage Analysis Report**