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Rosio Munoz
L. BRANDON STEINMANN, COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

REGULAR MEETING AGENDA OF THE BOARD OF DIRECTORS

TUESDAY, JULY 14, 2026,
TO FOLLOW AFTER PERMIT HEARING
(TO BEGIN UPON ADJOURNMENT OF THE ABOVE LISTED PUBLIC HEARINGS)

Held In Person with the option for Public Comment
Remotely by Publicly Accessible Video Conference
(The video conference opens at 5:45 P.M.)

The Board of Directors may discuss, consider, and take action, including expenditure of funds, on any item or subject matter posted in this agenda.

1. Call to Order and Declare Regular Meeting Open to the Public
2. Roll Call
3. Public Comment on any agenda item or any other matter (Public comment is limited to a maximum of 3 minutes per speaker); *See Comment Card for Other Guidelines and Procedures.*
4. Executive Session - The Board will recess for a closed Executive Session pursuant to Texas Government Code, §551.071, to consult with the District's attorney regarding pending or contemplated litigation, settlement offers; or on matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act, Chapter 551, Government Code regarding any agenda item on any of the board meetings or hearings posted for today.

   No action will be taken in Executive Session.
5. Re-convene in Open Session.
6. Discuss, consider, and take action as necessary concerning approval of Meeting Minutes:
   A. June 9, 2026 Hearing on Contested Enforcement Matter
   B. June 9, 2026, Public Hearing on Permit and Permit Amendment Applications
   C. June 9, 2026, Regular Meeting of the Board of Directors
7. Committee Reports:
   A. Executive Committee – Jim Spigener, Chair
      1) Brief the Board on the Committee's activities since the last regular board meeting.
   B. Budget & Finance Committee – Kenneth Earnest, Board Treasurer
      1) Brief the Board on the Committee's activities since the last regular board meeting.
      2) Review of unaudited financials for the month of June in 2026 – Sarah Kouba, General Manager
      3) Review of 2nd Quarter, 2026 Investment Report – Sarah Kouba, General Manager
      4) Receive audit presentation for fiscal year 2025 – Brooks Watson & Co., PLLC

5) Discuss, consider, and take action as necessary concerning approval of Resolution #26-002 Reviewing and Approving Investment Policy and Investment Strategies.

C. External Affairs Committee – Jim Spigener, Chair

1) Brief the Board on the Committee's activities since the last regular board meeting.

2) Discussion, review, and action as necessary to approve the 2025 Annual Report for the Lone Star Groundwater Conservation District.

D. DFC & Technical Committee

1) Brief the Board on the Committee's activities since the last regular board meeting – Jim Spigener, Board President

2) Technical Consultants Update - Receive updates from Technical Consultants on ongoing projects and/or applicable information – Sarah Kouba, General Manager, and/or District's technical consultant(s).

3) Groundwater Management Area 14 – update the Board on the issues related to joint planning activities and development of desired future conditions in GMA 14 – Sarah Kouba, General Manager, and/or District's technical consultant(s).

E. Rules, Bylaws & Policies Committee – Jim Spigener, Chair

1) Brief the Board on the Committee's activities since the last regular board meeting

8. Discussion and possible action to issue a show cause order directing the following permittees, or their designated representative, listed in Attachment A to appear at a show cause hearing for that purpose and show cause why appropriate enforcement action should not be taken, including without limitation, initiating a lawsuit for failure to submit 2025 production report and/or penalties associated with untimely submissions.

9. Discussion and possible action to issue a show cause order directing the following permittees, or their designated representative, listed in Attachment B to appear at a show cause hearing for that purpose and show cause why appropriate enforcement action should not be taken, including without limitation, initiating a lawsuit for failure to submit payment for 2026 Water Use Fees and/or penalties associated with untimely submissions.

10. Discussion and possible action to issue a show cause order directing the following permittees, or their designated representative, listed in Attachment C to appear at a show cause hearing for that purpose and show cause why appropriate enforcement action should not be taken, including without limitation, initiating a lawsuit for overproduction of permitted allocation during the 2025 calendar year and/or penalties associated with untimely submissions.

11. General Manager's Report – The General Manager will brief the Board on pertinent operational and management issues that the District, its employees, or consultants have encountered since the last regular Board meeting. – Sarah Kouba, General Manager.

12. General Counsel's Report – The District's legal counsel will brief the Board on any pertinent legal issues and developments impacting the District since the last regular Board meeting, and legal counsel's activities on behalf of the District, including without limitation: waste injection well monitoring activities and injection well applications filed at the Railroad Commission of Texas or the Texas Commission on Environmental Quality, including District protests or other actions regarding same; District Rules enforcement activities; District Rules and regulations,

permitting and District Management Plan development or implementation issues;
groundwater-related legislative activities; joint planning and desired future conditions development activities; contemplated and/or pending litigation involving the District; developments in groundwater case law and submission of legal briefs; legislation or legislative activities; contractual issues related to the District; open government, open records requests, policy, personnel, election matters and financial issues of the District; and other legal activities on behalf of the District. – Stacey V. Reese.

13. New Business.
14. Adjourn.

The above agenda schedules for the meetings and hearings of the District represent an estimate of the order for the indicated items and are subject to change at any time.

These public hearings and meetings are available to all persons regardless of disability. If you require special assistance to attend the meeting or hearing, please contact the Lone Star GCD at 936-494-3436 at least 24 hours in advance of the meeting.

At any time during one the above meetings or hearings and in compliance with the Texas Open Meetings Act, Chapter 551, Government Code, Vernon's Texas Codes, Annotated, the Lone Star Groundwater Conservation District Board may meet in executive session on any of the above agenda items for consultation concerning attorney-client matters (§551.071); deliberation regarding real property (§551.072); deliberation regarding prospective gift (§551.073); personnel matters (§551.074); deliberation regarding security devices (§551.076); and deliberation regarding cybersecurity (§551.089). Any subject discussed in the executive session may be subject to action during an open meeting.

Certification

I, the undersigned authority, do hereby certify that on July 8, 2026, at or before 5:00 p.m., I posted and filed the above notices of meeting(s) and hearing(s) with the Montgomery County Clerk's office and also posted a copy in the front window of the Lone Star GCD office in a place convenient and readily accessible to the general public all times and that it will remain so posted continuously for at least 3 days preceding the scheduled time of said meeting in accordance with the Texas Government Code, Chapter 551

/s/ Sarah Kouba

Sarah Kouba, General Manager
Lone Star Groundwater Conservation District

Attachment A

Permittees, or their designated representative, to appear at a show cause hearing for that purpose and show cause why appropriate enforcement action should not be taken, including without limitation, initiating a lawsuit against it for failure to submit 2025 production report and/or penalties associated with untimely submissions.

1. 11443 Highway, LP	**OP-21050501B-CHEV**
2. 242 Pub & Grill #3	**OP-05012602B-CHEV**
3. Allendale Baptist Church	**OP03-0001A-CHEV**
4. Alliance Farm and Ranch LLC	**OPAG-14050802A-CHEV**
5. Amerigas	**OP-13101501-CHEV**
6. Ameritex Pipe & Products, LLC (Conroe Precast)	**OP-21051201-CHEV**
7. Ancestral Supplements HQ	**OP-22020701-JSPER**
8. Arif (Montessori Villa), Naushaba	**OP-05110201A-CHEV**
9. Auz, Geovanny	**OP-23041801-CHEV**
10. Barrera II, Roberto	**OP-25012302-CHEV**
11. Barsh, Jacob	**OP-15012801C-CHEV**
12. Binder Science, LLC	**OP-15012301-CHEV**
13. BMG 28 Unit LLC	**OP-07041701B-CHEV**
14. Bryant (Olde Security Square Flea Mkt.), Glenn	**OP-09031201-CHEV**
15. Carlson (All Star Supply), Tom	**OP-09062901-CHEV**
16. Casey Ridge Grocery	**OP-08071801-CHEV**
17. Causey & Cara Causey , Cayce	**OP-14062401B-CHEV**
18. Christian Life Center Inc.	**OP-06080401C-CHEV**
19. City of Conroe	**OP02-0001R-JSPR**
20. City of Magnolia (CHEV)	**OP-04041601H-CHEV**
21. City of Oak Ridge North	**HUP041A-CHEV**
22. Conroe 1485, LLC (James Construction Group)	**OP-24072402-CHEV**
23. Corinthian Point MUD No.2 (AWS Well)	**AWS-13070803-CAT**
24. Country Food Mart	**OP-10052101C-CHEV**
25. Deadline Construction, LLC	**OP-08101402A-CHEV**
26. Destin Drywall and Paint Inc	**OP-21041401-CHEV**
27. Diamond Head Water Supply Corp.	**OP-25042501-CHEV**
28. Falls At Borough Park	**OP03-0048B-CHEV**
29. Far Hills Utility District	**OP-10072001E-CHEV**
30. Far Hills Utility District (AWS Production Well)	**AWS-15120101C-CAT**
31. Fellowship of Willis	**OP-17051001-CHEV**
32. Forword, Ross	**OP-23060201-CHEV**
33. Fuentes, Flor	**OP-14051902-CHEV**
34. GBH Properties	**OP-15012601B-JSPR**
35. Glory WPC1 LP	**OP-12102902A-CHEV**
36. Grangerland Rentals, LLC	**OP-08051901C-CHEV**
37. Gregurek , Jerry	**OP-12051601A-CHEV**
38. GSL Partners Sub Three L.P.	**OP02-0010-CHEV**
39. GT Bar, LLC	**OP-10111702A-JSPR**
40. Hindu Temple of The Woodlands	**OP-17082301A-CHEV**
41. Iglesia De Dios Pentecostes "Palabra Viva"	**OP-19042301A-CHEV**
42. In , Ramy	**OP-14062302B-CHEV**
43. Kadiwal Investment LP	**OP-13012805A-CHEV**
44. Kingwood Football League (paid but contest)	**OP03-0037A-CHEV**
45. Klintworth, Scott	**OP-14091501A**
46. Knight Real Estate Holdings LLC	**OP-15062601-CHEV**
47. Lake Creek Ranch Ltd	**HUPAG1500003B**

48. Larson (Allestec), Leslie	OP-07072401B-CHEV
49. Leader Trading LLC	OP-13032801A-CHEV
50. Liberty Material	OP-15111801A-CHEV
51. Magnolia Events Property LLC	OP-17052501C-CHEV
52. Masjid Al-Ansaar ISGH, Aziz	OP-13032102B-CHEV
53. Mayoral Trucking LLC/Otoniel Mayoral	OP-14072101A-CHEV
54. McCants Forest Land Limited Partnership	OPAG-05113001A-CHEV
55. Mendoza, David Valdos	OP-22041801-CHEV
56. Milne (20172B FM 1488), Josh	OP-15052001-CHEV
57. Mitchell, Matthew and Heather	OP-16071801A-JSPR
58. Montgomery County E.S.D. #7	OP-17082501-CHEV
59. Montgomery County MUD #150	OP-19012903A-JSPR
60. Montgomery County UD #4	OP-05112101D-JSPR
61. Morua, Jr., Daniel	OP-25052801-CHEV
62. Mustang Rental	OP-21031901-JSPR
63. Northpark Storage & Business Center LLC	OP-05060701C-CHEV
64. Outpost Cove POA	OP-05072701-CHEV
65. P & S Properties, LLC (Sapphire lessee)	OP-19102801-CHEV
66. Paradise Cove Water System	OP-10050301C-CHEV
67. Perge Properties, LLC	OP-13091001B-CHEV
68. Pine Forest Ventures LLC	OP-24102901-CHEV
69. Piney Shores Utility	OP-07062101D-JSPR
70. Popular Investments, LLC	OP-20100101-CHEV
71. Premier Shell Investments, LLC	OP-16051801B-CHEV
72. Project 1488 West Partners, LLC	OP-07121705B-CHEV
73. Ray's Nursery	HUPAG1500017-CHEV
74. REBTX Properties	OP-14050701C-CHEV
75. Remberto and Carol Sanchez	OP-07031401A-JSPR
100. Robbin Express	OP-09040301C-CHEV
101. Roberts, Jimmy	OP-22101101-CHEV
102. RS Investments, LLC (Maximum Athletics)	OP-16011402B-CHEV
103. Ruiz, Carlos	OP-09122301C-CHEV
104. S. M. S. Machining, LLC	OP-07100203-CHEV
105. Sandefer, Regina	OP-22062303-CHEV
106. Sisay, Mekonnen	OP-21041201-CHEV
107. Southwind Freight	OP-13091601-JSPR
108. SP Utility Co., Inc (Cypresswood Subdivision)	OP-21100601-CHEV
109. SS Magnolia FM Road, LLC	OP-06012001B-CHEV
110. Stop Equipment	OP-11012501A-CHEV
111. The Church at Woodforest	OP-19022203-CHEV
112. Thompson, E.G.	OP-14021701A-CHEV
113. Thrive with Autism Foundation	OP-05111101B-CHEV
114. TMT Holdings, LLC	OP-21052802-CHEV
115. Tranquility Ranch Sand & Gravel	OP-18032101C-CHEV
116. Turbodrill	OP-11052701-CHEV
117. Villanueva, Ninfa	OP-23012401-CHEV
118. Walker (FM 2978), Jerry	OP-13032103-CHEV
119. WMC Steel, LLC	OP-19072404B-CHEV
120. Woodhaven Forest Property Owners Association	OP-16032302-CHEV

Attachment B

Permittees, or their designated representative, to appear at a show cause hearing for that purpose and show cause why appropriate enforcement action should not be taken, including without limitation, initiating a lawsuit against it for failure to submit 2026 Water Use Fees and/or penalties associated with untimely submissions.

Water Use Fee, Late Fee, & Notice of Violation Outstanding (37):

1.) Alejandra & Jose Garcia OP-21032202
2.) Angel Texaco OP-08102701D
3.) Arissa Properties Office/Warehouse Water System OP-23062001
4.) Binder Science, LLC OP-15012301
5.) Bridgewood Farms OP-09050501B
6.) Carey Jordan (TownHall Texas) OP-10122702A
7.) Carlos Ruiz OP-09122301C
8.) Casey Ridge Grocery OP-08071801
9.) Conroe 1485, LLC (James Construction Group) OP-24072402
10.) David Valdos Mendoza OP-22041801
11.) Destin Drywall and Paint Inc OP-21041401
12.) E.F. Early's Bar B Que OP-21082401A
13.) Glenn Bryant (Olde Security Square Flea Mkt.) OP-09031201
14.) Glory WPC1 LP OP-12102902A
15.) J. Beard Commercial V, LP OP-09042702D
16.) I Make It Happen OP-20012201
17.) Jerry Gregurek OP-12051601A
18.) Jim (Wanda) Fox OP-07120501A
19.) Kingland-West 1 OP-19041601A
20.) Knight Real Estate Holdings LLC OP-15062601
21.) Lake Conroe Forest HOA OP-11081001
22.) Loving Care Personal Care Home & Services OP-22102001
23.) McCants Forest Land Limited Partnership OPAG-05113001A
24.) Montgomery County MUD #150 OP-19012903A
25.) Montgomery County MUD #164 OP-19012902D
26.) Nolley Lake Properties, LLC OP-07121301C
27.) Pine Forest Ventures LLC OP-24102901
28.) Popular Investments, LLC OP-20100101
29.) Premier Shell Investments, LLC OP-16051801B
30.) Project 1488 West Partners, LLC OP-07121705B
31.) Remberto and Carol Sanchez OP-07031401A
32.) Ross Forword OP-23060201
33.) RS Investments, LLC (Maximum Athletics) OP-16011402B
34.) Southwind Freight OP-13091601
35.) SS Magnolia FM Road, LLC (+ 2024, 2025 fees & violations) OP-06012001B
36.) Texcon Ready Mix OP-18090902A
37.) TMT Holdings, LLC OP-21052802
38.) Tranquility Ranch Sand & Gravel OP-18032101C
39.) VNR Brock, Inc. (The Pallet Guys Lessee) OP-07061801B
40.) Waters Edge RV, LLC OP-10060901C

Water Use Fee & Notic of Violation Outstanding (1):

41.) CSWR-Texas Utility Operating Company, LLC (Goode City) OP-04082001F
42.) Deadline Construction, LLC OP-08101402A
43.) First Assembly of God OP-06012601C

44.) Hindu Temple of The Woodlands OP-17082301A
45.) Israel Reyes OP-23102601
46.) Joseph Scirone OP-06030301C
47.) Lake Conroe Hills MUD OP-21121401A
48.) Pinehurst Decker Prairie OP-05110202D
49.) Piney Shores Utility OP-07062101D
50.) Ray's Nursery HUPAG1500017

Notice of Violation Outstanding (12):

51.) Ancestral Supplements HQ OP-22020701-CHEV
52.) Haarnas Champions LLC OP-04051801C-CHEV
53.) Hamilton99, LLC OP-14041001A-CHEV
54.) Mam Blossom RV LLC OP-22102001-CHEV
55.) Naushaba Arif (Montessori Villa) OP-21070701C-JSPR
56.) THD LLC HUPAG1500017-CHEV
57.) The Springs Events OP-19072402A-JSPR
58.) Waste Management Renewable Energy OP-21082701A-CHEV
59.) Water Users Assoc. of White Sands, Inc.OP-24022002-CHEV

Late Fee Outstanding (No NOV Issued) (5):

60.) 5 Pines Enterprises OP-12111601
61.) Crystal Springs Water (White Rock Acres)Not billed late fee OP-21111601A
62.) Daniel Mauro Jr. OP-25052801
63.) Florencio & Martha Hernandez OP-09031601
64.) HH Lake Robbins Holdings, Inc. OP-07101003C
65.) McCurdy Tire OP-05061401
66.) Regina Sandefer OP-22062303
67.) Webber Properties Limited LTDOP-10081801B

Water Use Fee and Late Fee:
68.) Black Eye Properties, LLC - withdrawn 2/26/2026 OP-23082403
69.) Flor Fuentes OP-14051902
70.) Texas Water Utilities, L.P. (Woodhayvn) (fka Shea Homes Houston, LLC (Woodhavyn) OP-23020301

Water Use Fee:

71.) Alliance Farm and Ranch LLC Transfering to Escaped Chicken OPAG-14050802A
72.) CC Lake Windcrest, LLC (Lake Windcrest) OP-07062501D
73.) Lennar Homes of Texas Land and Const., Ltd (JSPR) (Montgomery County MUD #219) OP-25012401A
74.) Montgomery 1097, Inc. OP-22102501A
75.) Time Mart #16 /242 Business Inc. OP-09010602B

Attachment C

Permittees, or their designated representative, to appear at a show cause hearing for that purpose and show cause why appropriate enforcement action should not be taken, including without limitation, initiating a lawsuit against it for overproduction of 2025 annual allocation and/or penalties associated with untimely submissions

1. 14954 Conroe Holdings LLC	**HUP028F-CHEV**
2. 83 Properties, LLC	**OP-18021601B-CHEV**
3. Alfredo Albiter (Old Humble Pipeline Rd.)	**OP-24101501-CHEV**
4. Alleyton Resource LLC (Sorters Rd)	**OP-12121101C-CHEV**
5. Ameritex Pipe & Products LLC	**OP-15062501A-CHEV**
6. Angel Texaco	**OP-08102701D-CHEV**
7. Aqua Texas, Inc. (Airport Heights)	**HUP200B-CHEV**
8. Carlos Ruiz	**OP-09122301C-CHEV**
9. City of Splendora	**OP-04062801C-CHEV**
10. Claude Guillemette	**OP-12083001-CHEV**
11. Country Strong Nutrition, LLC	**OP-21112901A-CHEV**
12. Crown Point Development	**OP-11070802A-CHEV**
13. DeanCo	**OP-19012401-CHEV**
14. DMJM Enterprises LLC	**OP-16021501B-CHEV**
15. Dos Aguas Water System	**OP-21032301B-JSPR**
16. DR Horton Texas Ltd. (future MUD #199)	**OP-22051901C-CHEV**
17. E.G. Thompson	**OP-14021701A-CHEV**
18. Eddie Chen	**HUP182A-JSPR**
19. EOG Resources, Inc (7187 Old Hwy 105)	**OP-07121401B-CHEV**
20. Jacob's Reserve HOA	**OP-11091301B-CHEV**
21. Montgomery County Pct. 3 (Spring Trails)	**OP-05091301C-CHEV**
22. Murtaza Hussain dba Bennie's Kountry Store	**OP-09010701A-CHEV**
23. OW Conroe, LLC (The Ridge Mobile Home Park)	**OP-11041901C-CHEV**
24. P2RK LLC	**OP-10121401D-CHEV**
25. Pinehurst Decker Prairie	**OP-05110202D-CHEV**
26. Resco Electric Ltd	**OP-14040901A-CHEV**
27. The Woodlands United Methodist Church	**OP-13112202-CHEV**