

UPPER MONTGOMERY JOINT AUTHORITY
MINUTES OF FEBRUARY 10th, 2026 BOARD MEETING

The regular monthly meeting of the Board of Directors of the Upper Montgomery Joint Authority was held on Tuesday February 10th, 2026, in the office of the Plant Administration Building, Mensch Dam Road, Pennsburg, Pennsylvania.

I. CALL TO ORDER

Mr. Ingram, Chair called the meeting to order at 7:03 p.m. In attendance were the following Board members:

William Ingram
Ryan Pugh
Donna Paul
Leon Ritchey
Gregory Gaudreau; and
Kimberly Gery - absent

Also, in attendance were:

Jennifer Leister, Executive Director
Gregory Philips, Picardi, Philips & Ottaviano, Solicitor
Jamie Lorah, SSM Group

II. PLEDGE OF ALLEGIANCE

III: MOMENT OF SILENCE FOR THE MEN & WOMEN SERVING IN HARM'S WAY

IV. VISITORS

None.

V. PUBLIC COMMENT PERIOD

None.

VI. MINUTES APPROVAL

Mr. Ingram noted the Minutes of the January 13th, 2026 meeting had been distributed previously and are presented tonight for approval. Mr. Ingram asked if there were any

corrections to the minutes. Mr. Pugh moved to approve the minutes, and Mr. Ritchey seconded the motion. The Minutes were approved unanimously.

VII. TREASURER AND INTEREST REPORTS

The board reviewed the Treasurer's Report (copy of which is attached hereto). A motion was made by Mr. Ingram to accept the Treasurer's Report. The motion was seconded by Mr. Ritchey, and it was unanimously approved.

VIII. FINANCIAL REPORTS

The Financial Reports were circulated for review and discussed.

IX. BILLS FOR PAYMENT

Mr. Pugh made a motion to approve the listed monthly bills that were paid prior to the meeting, because their due dates fall between meetings, and those that are currently due. Mr. Gaudreau seconded the motion it was unanimously approved.

X. UNFINISHED BUSINESS

Mrs. Leister provided the Board with an update on both the Solar and the Biosolids Project.

Mrs. Leister presented a Change Order for the Biosolids Project in the amount of \$23,000.00. The Change Order will modify the furnace to allow it to switch between propane and natural gas during operation, depending on pricing. After discussion, the Board agreed to add the Change Order to the project.

Mr. Philips presented Resolution 2026-02, accepting the dedication of Mensch Dam Road conveyed to HTB Holdings, LLC, and authorizing the execution of a perpetual easement for the benefit of HTB Holdings, LLC for access over Mensch Dam Road.

Mrs. Paul made a motion to approve Resolution 2026-02 and to file the Deed of Dedication with the Recorder's Office. Mr. Gaudreau seconded the motion. The motion was unanimously approved.

XI. NEW BUSINESS

SSM received a letter from Creekside Village requesting the release of \$545,119.50 from Escrow. A contingency amount of \$113,977.95 will be held in bond until the project is completed.

Mr. Pugh made a motion to release the Creekside Village bond in the amount of \$545,119.50. Mr. Ritchey seconded the motion. The motion was unanimously approved.

Mrs. Leister advised the Board that she is sourcing new payroll companies and will be terminating the QuickBooks payroll contract. QuickBooks has been unable to process payroll and has experienced issues generating accurate W-2 forms for employees.

Mrs. Leister has scheduled a demonstration with Premier Now and will provide an update to the Board.

XII. ADDITIONAL BUSINESS

None.

XIII. ADJOURNMENT

Mr. Gaudreau made a motion to adjourn the meeting.

Mr. Pugh seconded the motion.

Mr. Ingram adjourned the public meeting at 7:50 p.m.

The Board held an Executive Session after the public meeting to discuss personnel matters.

Respectfully submitted,


Secretary (Assistant Secretary)

Meeting Date

February 10, 2026

Treasurer's Report - Account Balances as of

January 31, 2026

QNB Accounts

Account Name	last 4 digits of acct #	Beginning Balance	Deposits	Service Fees	Withdraws	Interest Earned	Ending Balance
Bio Solids Upgrade Checking	1225	-	265,684.88		(265,684.88)		-
Operating Checking	1284	67,846.46	215,940.93		(196,111.23)	24.89	87,701.05
Special Checking	1300	24,688.16	18,191.81		(30,328.20)	4.40	12,556.17
Rental Income	4741	600.98	213,615.42		(213,615.42)		600.98
Rental - Credit Card Income	2050	217.65	144,922.55		(144,922.55)	6.39	224.04
Revenue Fund	0478	463,048.52	388,101.48		(322,079.60)	438.65	529,509.05
Bond Redemption	0486	500.63				0.22	500.85
Depreciation Reserve	0494	45,195.38	5,475.00			44.24	50,714.62
Debt Service Fund	0544	236,901.52	100,663.67			369.20	337,934.39
Debt Service Reserve Fund	0551	1,224,862.93				1,492.65	1,226,355.58
Totals		\$ 2,063,862.23	\$ 1,352,595.74	\$ -	\$ (1,172,741.88)	\$ 2,380.64	\$ 2,246,096.73

QNB Loan Account

Account Name	last 4 digits of acct #	Beginning Balance	Advances	Service Fees	Payments	Interest Paid	Ending Balance
Loan-SRB 2025 Bond \$8.5Mil	4311	1,056,042.24	265,684.88				1,321,727.12
Totals		\$ 1,056,042.24	\$ 265,684.88	\$ -	\$ -	\$ -	\$ 1,321,727.12

QNB Escrow Accounts

Account Name	last 4 digits of acct #	Beginning Balance	Deposits	Service Fees	Withdraws	Interest Earned	Ending Balance
Fox Clearing (Glenwood Chase)	0627	42,696.74			(198.00)	29.86	42,528.60
Perkiomen School	0635	2,300.17			(2,300.61)	0.44	(0.00)
Jefferson Street O&M	0676	29,981.13				21.02	30,002.15
Lateral Projects	0734	14,745.72	8,356.70		(14,274.70)	4.69	8,832.41
Craig Building Group	4504	100.19	2,500.00		(1,046.50)	0.38	1,554.07
Stonegate	6400	4,534.67				1.99	4,536.66
Arlington Subdivision	6459	2,262.73			(372.00)	0.88	1,891.61
NB at Deerfield LLC	7747	8,957.09			(360.00)	3.82	8,600.91
189 Main St Assoc LP	7853	8,097.25				3.55	8,100.80
Creekside (Forestar)	7804	3,344.78				1.47	3,346.25
Creekside (Forestar) Construction	7812	36,211.47				25.40	36,236.87
Sands Bros. Construction	9248	2,834.93				1.24	2,836.17
DR Horton Creekside	0105	10,006.63				4.83	10,011.46
Green Tree Group Contracting LLC	0162	10,006.18				4.82	10,011.00
Totals		\$ 176,079.68	\$ 10,856.70	\$ -	\$ (18,551.81)	\$ 104.39	\$ 168,488.96



Ryan Pugh, Treasurer

Treasurer's Report - Account Balances as of

January 31, 2026

INCOME		2025-2026 Budget	Total to Date	%	January	December	November
Grant	354.04		\$ -				
Rentals	364.10	4,417,916.00	\$ 3,175,994.95	72%	\$ 352,924.48	\$ 429,407.77	\$ 304,125.53
EDU's	364.20		\$ 213,404.00		\$ 30,502.00	\$ 15,876.00	\$ 508.00
Certifications	364.30	7,000.00	\$ 6,415.00	92%	\$ 455.00	\$ 700.00	\$ 350.00
Laterals	364.40	25,000.00	\$ 76,825.00	307%	\$ 3,700.00	\$ 7,475.00	\$ 5,375.00
Other Income	364.50		\$ -				
Inspections	364.60		\$ 829.21		\$ 360.00		
Legal Fee Reimbursement	364.70		\$ -				
FOG Program	364.80		\$ 150.00				
Interest Income	341.10	18,000.00	\$ 20,555.45	114%	\$ 2,385.33	\$ 2,132.86	\$ 2,322.82
Cell Tower Income	342.53	26,000.00	\$ 22,715.22	87%		\$ 5,122.98	
TOTAL MONTHLY INCOME		\$ 4,493,916.00	\$ 3,516,888.83	78%	\$ 390,326.81	\$ 460,714.61	\$ 312,681.35

Ryan M. Pugh

Ryan Pugh, Treasurer

Upper Montgomery Joint Authority

X.B

Meeting Date February 10, 2026

Treasurer's
Cash Report - Payroll - January 2026

Payroll - EFT transfers

(Automatic withdraw)

Paycheck Date	Check #	NAME & DESCRIPTION	Account	AMOUNT
1/8/2026	EFT	Salaries (Net)	426.10	\$ 13,584.79
1/8/2026	EFT	Payroll taxes	201.50	\$ 5,650.53
1/8/2026	EFT	QuickBooks Fee	400.11	\$ 52.25
TOTAL				\$ 19,287.57
1/15/2026	EFT	Salaries (Net)	426.10	\$ 13,401.15
1/15/2026	EFT	Payroll taxes	201.50	\$ 5,527.45
1/15/2026	EFT	QuickBooks Fee	400.11	\$ 52.25
TOTAL				\$ 18,980.85
1/22/2026	EFT	Salaries (Net)	426.10	\$ 14,883.35
1/22/2026	EFT	Payroll taxes	201.50	\$ 6,101.89
1/22/2026	EFT	QuickBooks Fee	400.11	\$ 52.25
TOTAL				\$ 21,037.49
1/29/2026	EFT	Salaries (Net)	426.10	\$ 13,802.84
1/29/2026	EFT	Payroll taxes	201.50	\$ 5,732.15
1/29/2026	EFT	QuickBooks Fee	400.11	\$ 52.25
TOTAL				\$ 19,587.24
TOTAL EFT Transfers for month				\$ 78,893.15



Ryan M. Pugh, Treasurer/Kimberly Gery, Asst Treasurer