UPPER MONTGOMERY JOINT AUTHORITY
MINUTES OF APRIL 14th, 2026 BOARD MEETING

The regular monthly meeting of the Board of Directors of the Upper Montgomery Joint Authority was held on Tuesday April 14th, 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 7:00 p.m. In attendance were the following Board members:

William Ingram – via Zoom
Ryan Pugh
Donna Paul
Leon Ritchey
Gregory Gaudreau; and
Kimberly Gery

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 March 10th, 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. Pugh to accept the Treasurer's Report. The motion was seconded by Mrs. Paul, and it was unanimously approved.

VIII. FINANCIAL REPORTS

The Financial Reports were circulated for review and discussed.

IX. BILLS FOR PAYMENT

Mr. Gaudreau 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. Mrs. Paul seconded the motion it was unanimously approved.

X. UNFINISHED BUSINESS

Action Item: Approval of 2026-2027 Budget

Mr. Pugh made a motion to approve the adoption of the 2026-2027 budget. Mr. Gaudreau seconded the motion, and it was unanimously approved.

Mr. Philips provided the Board with an update on the Solar Project and reported that the executed documents have been submitted to Upper Hanover Township for review and approval at their April 14, 2026, meeting.
Mr. Philips also presented Resolution No. 2026-03 for the Board's consideration.

Action Item: Approval of Resolution 2026-03 – Authorizing Execution of Access Easements, Financial Security Agreements, Landscaping Agreement and Conservation Easements.

Mr. Pugh made a motion to approve Resolution 2026-03. Mr. Ritchey seconded the motion, and it was unanimously approved.

Mr. Philips provided an update on the Solar Project. He advised that the Agreement is currently before the Upper Hanover Board for execution at their meeting. Once approved and the executed copy is received, it will be recorded and forwarded to SRE so the project can proceed.

Mr. Philips also noted that the Conservation documents have been revised to allow for the extinguishment of restrictions related to the stormwater facility, enabling the field to be returned to an open meadow if the panels are removed.

XI. NEW BUSINESS

None.

XII. ADDITIONAL BUSINESS

None.

XIII. ADJOURNMENT

Mr. Gaudreau made a motion to adjourn the meeting.

Mr. Ingram adjourned the public meeting at 7:59 p.m.

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

Respectfully submitted,

Secretary (Assistant Secretary)

X.A

Upper Montgomery Joint Authority

Meeting Date April 14, 2026

Treasurer's Report - Account Balances as of March 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	-	124,569.49		(124,569.49)		-
Operating Checking	1284	106,943.00	269,645.25		(271,610.51)	27.66	105,005.40
Special Checking	1300	10,258.59	76,412.25		(76,412.25)	6.28	10,264.87
Rental Income	4741	600.98	280,153.50		(280,163.50)	31.22	622.20
Rental - Credit Card Income	2050	228.14	173,135.56		(173,135.56)	8.44	236.58
Revenue Fund	0478	490,813.84	544,746.07		(447,264.38)	346.34	588,641.87
Bond Redemption	0486	100,577.45				114.90	100,692.35
Depreciation Reserve	0494	56,237.56	5,475.00			56.66	61,769.22
Debt Service Fund	0544	439,035.07	100,663.67			589.75	540,288.49
Debt Service Reserve Fund	0551	1,227,663.25				1,402.56	1,229,065.81
Totals		**$ 2,432,357.88**	**$ 1,574,800.79**	**$ -**	**$ (1,373,155.69)**	**$ 2,583.81**	**$ 2,636,586.79**

QNB Loan Account

Account Name	last 4 digits of acct #	Beginning Balance	Advances	Service Fees	Payments	Interest Paid	Ending Balance
Loan-SRB 2025 Bond $8.5Mil	4311	1,544,252.63					1,544,252.63
Totals		**$ 1,544,252.63**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,544,252.63**

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	42,554.70				27.98	42,582.68
Jefferson Street O&M	0676	28,019.44			(49.50)	18.40	27,988.34
Lateral Projects	0734	8,835.79			(825.00)	3.41	8,014.20
Craig Building Group	4504	975.51				0.40	975.91
Stonegate	6400	4,538.40				1.86	4,540.26
Arlington Subdivision	6459	1,407.20		(10.00)		0.58	1,397.78
NB at Deerfield LLC	7747	7,014.49			(360.00)	2.78	6,657.27
189 Main St Assoc LP	7853	8,103.91			(540.00)	3.18	7,567.09
Creekside (Forestar)	7804	3,347.53			(1,084.25)	1.08	2,264.36
Creekside (Forestar) Construction	7812	36,259.11				23.84	36,282.95
Sands Bros. Construction	9248	2,837.26				1.16	2,838.42
DR Horton Creekside	0105	10,015.68			(720.00)	4.06	9,299.74
Green Tree Group Contracting LLC	0162	10,015.23				4.52	10,019.75
		$ 163,924.25	**$ -**		**$ (3,578.75)**	**$ 93.25**	**$ 160,428.75**

Ryan M. Pugh

Ryan Pugh, Treasurer

Treasurer's Report - Account Balances as of March 31, 2026

INCOME		2025-2026 Budget	Total to Date	%	March	February	January
Grant	354.04		$ -				
Rentals	364.10	4,417,916.00	$ 3,943,784.47	89%	$ 445,534.87	$ 322,254.65	$ 352,924.48
EDU's	364.20		$ 365,914.00		$ 91,506.00	$ 61,004.00	$ 30,502.00
Certifications	364.30	7,000.00	$ 7,080.00	101%	$ 350.00	$ 315.00	$ 455.00
Laterals	364.40	25,000.00	$ 85,525.00	342%	$ 3,950.00	$ 4,750.00	$ 3,700.00
Other Income	364.50		$ -				
Inspections	364.60		$ 3,498.50			$ 1,080.00	$ 1,949.29
Legal Fee Reimbursement	364.70		$ -				
FOG Program	364.80		$ 575.00		$ 300.00	$ 125.00	
Interest Income	341.10	18,000.00	$ 25,388.42	141%	$ 2,587.22	$ 2,245.75	$ 2,385.33
Cell Tower Income	342.53	26,000.00	$ 27,838.20	107%		$ 5,122.98	
TOTAL MONTHLY INCOME		**$ 4,493,916.00**	**$ 4,459,603.59**	**99%**	**$ 544,228.09**	**$ 396,897.38**	**$ 391,916.10**

Ryan W. Pugh

Ryan Pugh, Treasurer

Upper Montgomery Joint Authority **X.B**

Meeting Date **April 14, 2026**

Treasurer's
Cash Report - Payroll - March 2026

Payroll - EFT transfers
(Automatic withdraw)

Paycheck Date	Check #	NAME & DESCRIPTION	Account	AMOUNT	
3/5/2026	EFT	Salaries (Net)	426.10	$ 13,516.40	
3/5/2026	EFT	Payroll taxes	201.50	$ 5,580.49	
3/5/2026	EFT	QuickBooks fee	400.11	$ 57.00	
		TOTAL		$ 19,153.89	
3/12/2026	EFT	Salaries (Net)	426.10	$ 14,212.60	
3/12/2026	EFT	Payroll taxes	201.50	$ 6,048.64	
3/12/2026	EFT	PremierNow Fee	400.11	$ 622.50	*Includes startup fees
		TOTAL		$ 20,883.74	
3/19/2026	EFT	Salaries (Net)	426.10	$ 14,426.30	
3/19/2026	EFT	Payroll taxes	201.50	$ 5,864.02	
3/19/2026	EFT	PremierNow Fee	400.11	$ 106.80	
		TOTAL		$ 20,397.12	
3/26/2026	EFT	Salaries (Net)	426.10	$ 13,588.52	
3/26/2026	EFT	Payroll taxes	201.50	$ 5,673.48	
3/26/2026	EFT	PremierNow Fee	400.11	$ 97.20	
		TOTAL		$ 19,359.20	
		TOTAL EFT Transfers for month		**$ 79,793.95**	

Ryan M. Pugh

Ryan M. Pugh, Treasurer/Leon Ritchey, Asst Treasurer