UPPER MONTGOMERY JOINT AUTHORITY
MINUTES OF JUNE 9th, 2026 BOARD MEETING

The regular monthly meeting of the Board of Directors of the Upper Montgomery Joint Authority was held on Tuesday June 9th, 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
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

Mr. Vincent Vesce Jr. from 365 Seminary Street, Pennsburg.

V. PUBLIC COMMENT PERIOD

Mr. Vesce, Jr., appeared before the Board to request a waiver of a late payment penalty in the amount of $33.39. Following discussion and review of the account history, the Board denied the request, noting that a previous late payment penalty had already been waived as a courtesy. The Board determined that the current penalty would remain due in accordance with the Authority's Rules and Regulations.

VI. MINUTES APPROVAL

Mr. Ingram noted the Minutes of May 12th, 2026, as well as the Special Meeting Minutes of June 1st, 2026, meetings had been distributed previously and are presented tonight for approval. Mr. Ingram asked if there were any corrections to the minutes. Mrs. Paul moved to approve the minutes, and Mr. Gaudreau seconded the motion. The Minutes were approved unanimously.

VII. TREASURER AND INTEREST REPORTS

The Board reviewed the Treasurer's Report and requested further clarification regarding a line item. Approval of the report was deferred until the meeting on July 14, 2026, pending receipt of the requested information.

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. Ritchey seconded the motion it was unanimously approved.

X. UNFINISHED BUSINESS

Action Item: Approval of Resolution 2026-06 – Sewer Rate Modifications

Mr. Philips presented Resolution 2026-06, which modifies Resolution 2026-05. Mr. Gaudreau made a motion to approve Resolution 2026-06, and Mrs. Paul seconded the motion. The motion was unanimously approved.

Mr. Philips presented a draft of the Authority's By-Laws, originally prepared in 2024 but never formally adopted. The Board agreed to review the draft and continue discussion at the July meeting.

XI. NEW BUSINESS

None.

XII. ADDITIONAL BUSINESS

None.

XIII. ADJOURNMENT

Mr. Pugh made a motion to adjourn the meeting.

Mr. Ingram adjourned the public meeting at 8:18 p.m.

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

Respectfully submitted,

Kimberly [signature]

Secretary (Assistant Secretary)

Upper Montgomery Joint Authority **X.A**

Meeting Date **June 09, 2026**

Treasurer's Report - Account Balances as of May 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	-	29,221.40		(29,221.40)		-
Operating Checking	1284	111,539.49	280,079.50		(286,224.89)	37.67	105,431.77
Special Checking	1300	19,270.19	2,025.50		(7,061.50)	3.86	14,238.05
Rental Income	4741	622.20	231,539.22		(231,539.22)		622.20
Rental - Credit Card Income	2050	243.15	110,252.47		(110,252.47)	4.14	247.29
Revenue Fund	0478	840,292.69	376,866.39		(486,218.17)	767.33	731,708.24
Bond Redemption	0486	100,807.39	100,000.00			195.17	201,002.56
Depreciation Reserve	0494	67,305.21	5,475.00			68.83	72,849.04
Debt Service Fund	0544	641,624.39	100,663.67		(603,982.00)	581.13	138,887.19
Debt Service Reserve Fund	0551	1,230,469.98				1,452.62	1,231,922.60
Totals		**$ 3,012,174.69**	**$ 1,236,123.15**	**$ -**	**$ (1,754,499.65)**	**$ 3,110.75**	**$ 2,496,908.94**

QNB Loan Account

Account Name	last 4 digits of acct #	Beginning Balance	Advances	Service Fees	Payments	Interest Paid	Ending Balance
Loan-SRB 2025 Bond $8.5Mil	4311	1,764,905.24	29,221.40				1,794,126.64
Totals		**$ 1,764,905.24**	**$ 29,221.40**	**$ -**	**$ -**	**$ -**	**$ 1,794,126.64**

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	42,610.68			(46.50)	28.94	42,593.12
Jefferson Street O&M	0676	27,990.06			(69.50)	19.00	27,939.56
Lateral Projects	0734	3,465.83	9,583.20			5.65	13,054.68
Craig Building Group	4504	651.68			(267.50)	0.24	384.42
Stonegate	6400	3,881.22			(16.00)	1.65	3,866.87
Arlington Subdivision	6459	1,229.82	10.00		(1,139.50)	0.34	100.66
NB at Deerfield LLC	7747	6,660.01			(1,080.00)	2.65	5,582.66
189 Main St Assoc LP	7853	7,570.20			(486.50)	3.14	7,086.84
Creekside (Forestar)	7804	2,133.26				0.90	2,134.16
Creekside (Forestar) Construction	7812	36,306.80				24.67	36,331.47
Sands Bros. Construction	9248	2,839.59				1.21	2,840.80
DR Horton Creekside	0105	8,583.39				3.64	8,587.03
Green Tree Group Contracting LLC	0162	10,024.28				4.69	10,028.97
		$ 153,946.82	**$ 9,593.20**		**$ (3,105.50)**	**$ 96.72**	**$ 160,531.24**

~~Ryan~~ Ryan M. Pugh

Ryan Pugh, Treasurer

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

INCOME		2026-2027 Budget	Total to Date	%	May
Grant	354.04		$ -		
Rentals	364.10	4,656,960.00	$ 213,157.35	5%	213,157.35
EDU's	364.20		$ 30,502.00		30,502.00
Certifications	364.30	7,000.00	$ 115,978.15	1657%	115,978.15
Laterals	364.40	25,000.00	$ 11,475.00	46%	11,475.00
Other Income	364.50		$ -		
Inspections	364.60		$ 1,962.40		1,962.40
Legal Fee Reimbursement	364.70		$ -		
FOG Program	364.80		$ 150.00		150.00
Interest Income	341.10	18,000.00	$ 3,116.40	17%	3,116.40
Cell Tower Income	342.53	26,000.00	$ 2,561.49	10%	2,561.49
TOTAL MONTHLY INCOME		**$ 4,732,960.00**	**$ 378,902.79**	**8%**	**$ 378,902.79**

Ryan M. Pugh

Ryan Pugh, Treasurer

Upper Montgomery Joint Authority **X.B**

Meeting Date **June 09, 2026**

Treasurer's
Cash Report - Payroll - May 2026

Payroll - EFT transfers
(Automatic withdraw)

Paycheck Date	Check #	NAME & DESCRIPTION	Account	AMOUNT
5/7/2026	EFT	Salaries (Net)	426.10	$ 13,667.75
5/7/2026	EFT	Payroll taxes	201.50	$ 5,735.71
5/7/2026	EFT	PremierNow Fee	400.11	$ 139.30
		TOTAL		$ 19,542.76
5/14/2026	EFT	Salaries (Net)	426.10	$ 13,525.14
5/14/2026	EFT	Payroll taxes	201.50	$ 5,597.75
5/14/2026	EFT	PremierNow Fee	400.11	$ 91.10
		TOTAL		$ 19,213.99
5/21/2026	EFT	Salaries (Net)	426.10	$ 15,157.75
5/21/2026	EFT	Payroll taxes	201.50	$ 6,334.20
5/21/2026	EFT	PremierNow Fee	400.11	$ 107.90
		TOTAL		$ 21,599.85
5/28/2026	EFT	Salaries (Net)	426.10	$ 14,173.44
5/28/2026	EFT	Payroll taxes	201.50	$ 6,056.26
5/28/2026	EFT	PremierNow Fee	400.11	$ 97.10
		TOTAL		$ 20,326.80
		TOTAL EFT Transfers for month		**$ 80,683.40**

Ryan M. Pugh

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