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

The regular monthly meeting of the Board of Directors of the Upper Montgomery Joint Authority was held on Tuesday July 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
Ryan Pugh
Donna Paul - absent
Leon Ritchey - absent
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

Patricia Spencer - 352 West Sixth Street, Red Hill

V. PUBLIC COMMENT PERIOD

Mrs. Spencer of 352 West Sixth Street, Red Hill, appeared before the Board to advise them of a major water leak that occurred beneath her home. Mrs. Spencer explained that approximately 60,000 gallons of water were lost due to the leak. She provided documentation from the water authority, insurance records, and cleanup reports indicating that the discharged water entered the storm drain and did not flow into the Authority's sanitary sewer collection system.

The Board agreed to perform an inspection to confirm that the water was discharged to the

storm drain and did not enter the sanitary sewer collection system. Upon completion of the test, the Board will advise Mrs. Spencer whether she is eligible for a credit for 60,000 gallons of water consumption.

VI. MINUTES APPROVAL

Mr. Ingram noted the Minutes of June 9th, 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. Gaudreau seconded the motion. The Minutes were approved unanimously.

VII. TREASURER AND INTEREST REPORTS

The Board reviewed the Treasurer's Report from June 9, 2026, after receiving additional clarification regarding a line item. Mrs. Gery made a motion to approve the Treasurer's Report. The motion was seconded by Mr. Pugh and unanimously approved.

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. Gery, 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. Mr. Pugh seconded the motion it was unanimously approved.

X. UNFINISHED BUSINESS

SSM received correspondence from Jefferson Street Properties - 509 Fairview Street, Pennsburg, requesting the release of $19,323.14 from escrow, as the project had been completed. A contingency amount of $8,634.78 will be retained in maintenance escrow for a period of one year in the event any issues arise.
Mr. Gaudreau made a motion to release the Jefferson Street Properties bond in the amount of $19,323.14. The motion was seconded by Mr. Ingram, and it was unanimously approved.

Mrs. Leister requested the Board's comments on the Proposed Pipe Burst Billing Determination Letter submitted by a resident. Mr. Philips advised the Board that, under applicable law, a resident requesting a credit due to a water leak must provide documentation proving that the excess water consumption did not enter the Authority's sanitary sewer collection system.

Action Item: Approval of Resolution 2026-07 – Destruction of Financial and Business Records

Mr. Philips presented Resolution 2026-07 to the Board for consideration, authorizing the destruction of financial and business records in accordance with the Authority's records retention policy. Mr. Pugh made a motion to approve the Resolution. The motion was seconded by Mr. Gaudreau and unanimously approved.

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 8:15 p.m.

Respectfully submitted,

Secretary (Assistant Secretary)

Upper Montgomery Joint Authority

Meeting Date July 14, 2026

Treasurer's Report - Account Balances as of June 30, 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	-	119,382.25		(119,382.25)		-
Operating Checking	1284	105,431.77	283,289.26		(258,694.48)	33.71	130,060.26
Special Checking	1300	14,238.05	45,513.76		(48,282.76)	5.16	11,474.21
Rental Income	4741	622.20	266,570.56		(266,570.56)	36.43	658.63
Rental - Credit Card Income	2050	247.29	155,994.16		(155,994.16)	8.23	255.52
Revenue Fund	0478	731,708.24	510,313.60		(522,025.43)	591.81	720,588.22
Bond Redemption	0486	201,002.56	100,000.00			313.42	301,315.98
Depreciation Reserve	0494	72,849.04	5,475.00			83.89	78,407.93
Debt Service Fund	0544	138,887.19	100,663.67			243.01	239,793.87
Debt Service Reserve Fund	0551	1,231,922.60				1,407.43	1,233,330.03
Totals		**$ 2,496,908.94**	**$ 1,587,202.26**	**$ -**	**$ (1,370,949.64)**	**$ 2,723.09**	**$ 2,715,884.65**

QNB Loan Account

Account Name	last 4 digits of acct #	Beginning Balance	Advances	Service Fees	Payments	Interest Paid	Ending Balance
Loan-SRB 2025 Bond $8.5Mil	4311	1,794,126.64	119,382.25				1,913,508.89
Totals		**$ 1,794,126.64**	**$ 119,382.25**	**$ -**	**$ -**	**$ -**	**$ 1,913,508.89**

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	42,593.12			(720.00)	27.97	41,901.09
Jefferson Street O&M	0676	27,939.56				18.37	27,957.93
Lateral Projects	0734	13,054.68	6,894.50		(11,436.70)	2.62	8,515.10
Craig Building Group	4504	384.42			(272.00)	0.07	112.49
Stonegate	6400	3,866.87			(198.00)	1.53	3,670.40
Arlington Subdivision	6459	100.66	3,500.00		(729.06)	0.92	2,872.52
NB at Deerfield LLC	7747	5,582.66			(2,160.00)	1.64	3,424.30
189 Main St Assoc LP	7853	7,086.84			(280.50)	2.82	6,809.16
Creekside (Forestar)	7804	2,134.16				0.88	2,135.04
Creekside (Forestar) Construction	7812	36,331.47				23.89	36,355.36
Sands Bros. Construction	9248	2,840.80				1.16	2,841.96
DR Horton Creekside	0105	8,587.03			(1,800.00)	2.99	6,790.02
Green Tree Group Contracting LLC	0162	10,028.97				4.53	10,033.50
Pottstown Oral Surgery Ctr.	1434	-	1,000.00			0.12	1,000.12
Raw Replenish	1442	-	500.00			0.06	500.06
		$ 160,531.24	**$ 11,894.50**		**$ (17,596.26)**	**$ 89.57**	**$ 154,919.05**

Ryan M. Pugh

Ryan Pugh, Treasurer

Treasurer's Report - Account Balances as of June 30, 2026

INCOME		2026-2027 Budget	Total to Date	%	June	May
Grant	354.04		$ -			
Rentals	364.10	4,656,960.00	$ 735,956.38	16%	$ 407,625.88	328,330.50
EDU's	364.20		$ 108,416.00		$ 77,914.00	30,502.00
Certifications	364.30	7,000.00	$ 1,540.00	22%	$ 735.00	805.00
Laterals	364.40	25,000.00	$ 24,125.00	97%	$ 12,650.00	11,475.00
Other Income	364.50		$ 251.54		$ 251.54	
Inspections	364.60		$ 7,088.94		$ 5,126.54	1,962.40
Legal Fee Reimbursement	364.70		$ -			
FOG Program	364.80		$ 1,162.50		$ 1,012.50	150.00
Interest Income	341.10	18,000.00	$ 5,842.11	32%	$ 2,725.71	3,116.40
Cell Tower Income	342.53	26,000.00	$ 5,122.98	20%	$ 2,561.49	2,561.49
TOTAL MONTHLY INCOME		**$ 4,732,960.00**	**$ 889,505.45**	**19%**	**$ 510,602.66**	**$ 378,902.79**

Ryan M. Pugh

Ryan Pugh, Treasurer

Upper Montgomery Joint Authority **IX.B**

Meeting Date **July 14, 2026**

Treasurer's
Cash Report - Payroll - June 2026

Payroll - EFT transfers
(Automatic withdraw)

Paycheck Date	Check #	NAME & DESCRIPTION	Account	AMOUNT
6/4/2026	EFT	Salaries (Net)	426.10	$ 14,260.16
6/4/2026	EFT	Payroll taxes	201.50	$ 6,105.70
6/4/2026	EFT	PremierNow Fee	400.11	$ 148.35
		TOTAL		$ 20,514.21
6/11/2026	EFT	Salaries (Net)	426.10	$ 14,125.60
6/11/2026	EFT	Payroll taxes	201.50	$ 6,017.86
6/11/2026	EFT	PremierNow Fee	400.11	$ 91.70
		TOTAL		$ 20,235.16
6/18/2026	EFT	Salaries (Net)	426.10	$ 14,969.70
6/18/2026	EFT	Payroll taxes	201.50	$ 6,162.83
6/18/2026	EFT	PremierNow Fee	400.11	$ 104.20
		TOTAL		$ 21,236.73
6/25/2026	EFT	Salaries (Net)	426.10	$ 14,111.48
6/25/2026	EFT	Payroll taxes	201.50	$ 6,013.51
6/25/2026	EFT	PremierNow Fee	400.11	$ 98.20
		TOTAL		$ 20,223.19
		TOTAL EFT Transfers for month		**$ 82,209.29**

ryan m. pugh

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