

MINUTES  
FULSHEAR MUNICIPAL UTILITY DISTRICT NO. 1 OF FORT BEND COUNTY

January 28, 2026

The Board of Directors (the "Board") of Fulshear Municipal Utility District No. 1 of Fort Bend County (the "District") met in regular session, open to the public, on the 28th day of January, 2026, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Houston, Texas, outside the boundaries of the District, with supplemental access for the public provided by telephone conference, and the roll was called of the members of the Board:

Brooks D. Tueting	President
William K. White	Vice President
Ronald Catchings	Secretary
Russell R. Laird	Assistant Secretary/ Asst. Vice President
Bill McArdle	Assistant Secretary/ Asst. Vice President

and all of the above were present, thus constituting a quorum.

Also present at the meeting were Rob Fondren of Trend Development, Inc.; Adam Swonke of Gleannloch Landscaping & Maintenance Company ("Glamco"); David Valdez of Storm Water Solutions, LLC; Alex Khoshakhlagh of Pape-Dawson Engineers, Inc. ("Pape-Dawson"); Bill Sweitzer of Sweitzer & Associates; Marissa Iguess of Myrtle Cruz, Inc.; Shammarie Leon of Bob Leared Interests; Katie Carner, Kachi Aghasili and Shammara Polk of Allen Boone Humphries Robinson LLP ("ABHR").

COMMENTS FROM THE PUBLIC

There were no comments from the public.

MINUTES

The Board considered approving the minutes of the December 10, 2025, regular meeting. Following review and discussion, Director Catchings moved to approve the minutes of the December 10, 2025, regular meeting, as presented. Director White seconded the motion, which passed unanimously.

DISTRICT WEBSITE MATTERS

Ms. Carner informed the Board that the winter preparedness tips are on the District's website.

ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") WINTER CONFERENCE, REIMBURSEMENT OF ELIGIBLE EXPENSES, AND ATTENDANCE AT SUMMER CONFERENCE

The Board discussed the AWBD winter conference and considered authorizing attendance at the summer conference. After discussion, Director Tueting moved to approve reimbursement of all eligible expenses for Directors who attended the winter conference, which the District's bookkeeper confirmed are in compliance with the District's Travel Reimbursement Guidelines, and to authorize attendance of any interested Directors at the summer conference. Director White seconded the motion, which carried unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Iguess reviewed the bookkeeper's report, a copy of which is attached, including the monthly investment report and budget comparison, and the bills presented for payment from the District's accounts.

Ms. Iguess presented additional Check No. 4955 in the amount of \$294.67, payable to Director Laird for reimbursement of eligible expenses from the AWBD winter conference.

Ms. Carner stated that, in accordance with the Public Funds Investment Act, the District's bookkeeper and Investment Officer are required to execute disclosure statements annually which disclose certain relationships with banks or brokers who seek to sell investments to the District. She stated that the disclosure statements will be filed with the Texas Ethics Commission.

The Board conducted its annual review of the District's Investment Policy and determined that no changes were needed. Ms. Carner presented a Resolution Regarding Annual Review of Investment Policy, reflecting no changes to the current Investment Policy.

The Board considered adopting a Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions to update the list of qualified broker/dealers with whom the District may engage in investment transactions. Ms. Carner stated that the District's bookkeeper provided the updated list of broker/dealers, which is attached as Exhibit A to the Resolution.

Following review and discussion, Director Tueting moved to (1) approve the bookkeeper's report and payment of the bills, including Check No. 4955, as discussed; (2) accept the disclosure statements and direct that the statements be filed with the Texas Ethics Commission and retained in the District's official records; (3) adopt the Resolution Regarding Annual Review of Investment Policy and direct that the Resolution be filed

appropriately and retained in the District's official records; and (4) adopt the Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions, with Exhibit A revised as discussed, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Catchings seconded the motion, which passed unanimously.

#### RENEWAL OF DISTRICT'S INSURANCE POLICIES

The Board reviewed a proposal from McDonald & Wessendorff Insurance for renewal of the District's insurance policies, effective March 10, 2026. After review and discussion, Director Tueting moved to approve the proposal for renewal of the District's insurance policies and direct that the proposal be filed appropriately and retained in the District's official records. Director White seconded the motion, which passed unanimously.

#### TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Leon reviewed the tax assessor/collector's report, a copy of which is attached. She reported that the District's 2025 taxes were 28.2% collected as of December 31, 2025.

Following review and discussion, Director Catchings moved to approve the tax assessor/collector's report and payment of the tax bills. Director White seconded the motion, which passed unanimously.

#### ENGINEERING MATTERS

Mr. Khoshakhlagh reviewed the engineer's report, a copy of which is attached.

#### EROSION PROTECTION ALONG FULSHEAR CREEK BANK

Mr. Khoshakhlagh updated the Board regarding bank erosion along Fulshear Creek and the eastern channel, as reflected in his report.

Mr. Khoshakhlagh updated the Board on discussion from the last Board meeting regarding coordinating with Cibor, Inc. ("Cibor") regarding soil testing and options to reduce costs for the proposed design and construction of Site No. 005, as reflected in his report. Mr. Khoshakhlagh next presented and reviewed a proposal in the amount of \$73,170.00 for geotechnical investigation services. A copy of which is included in the engineer's report. Discussion ensued.

## OTHER ENGINEERING MATTERS

Mr. Khoshakhlagh informed the Board of correspondence received from a resident on Water Oak Crescent regarding concerns of erosion behind their residence. He informed the Board that there is no evidence of erosion and requested the Board advise whether Pape-Dawson should investigate further. Discussion ensued. Following discussion, the Board directed Pape-Dawson to inform the resident that there is no current erosion concern, but should erosion become an issue the Board will consider taking action at that time.

The Board considered accepting a deed from Fulshear Land Partners, Ltd. to the District for a 4.624-acre tract adjacent to Fulbrook on Fulshear Creek, Section 12 (the "Deed").

## UTILITY COMMITMENTS

There was no discussion on this agenda item.

Following review and discussion, and as recommended by the engineer, Director Catchings moved to (1) approve the engineer's report; (2) approve a geotechnical investigation proposal prepared by Cibor in the amount of \$73,170.00; and (3) accept the Deed and direct that the Deed be filed appropriately and retained in the District's official records. Director White seconded the motion, which passed unanimously.

## DEEDS AND EASEMENTS, PHASE I ENVIRONMENTAL PROPOSALS, AND CONSENTS TO ENCROACHMENT OF EASEMENTS

There was no additional discussion on this agenda item.

## PHASE II SMALL MS4 GENERAL PERMIT AND STORM WATER MANAGEMENT PLAN, INCLUDING STATUS OF COMPLIANCE, NECESSARY TRAINING, AND PUBLIC COMMENT

Mr. Valdez updated the Board on the District's Storm Water Management Plan ("SWMP"). He reviewed a summary of the training and goals and public education materials under the SWMP.

Following review and discussion, Director Catchings moved to approve the SWMP public education materials and authorize posting of the same on the District's website. Director Tuetting seconded the motion, which passed unanimously.

## PARK PROJECTS

Mr. Sweitzer reviewed the landscape architect's report, a copy of which is attached.

Mr. Sweitzer updated the Board on the status of the Parkside Passage Recreation Center project, as reflected in his report. Discussion ensued regarding bidding for the paving and sidewalk portion of the contract.

Mr. Sweitzer updated the Board on Landscape Development of Fulbrook on Fulshear Creek, Sections 17, 18, and 19, including the Fulshear Trace sidewalk extension, as reflected in his report. He reviewed and recommended approval of Pay Estimate No. 9 in the amount of \$13,117.81, submitted by Triple E Growers ("TEG"). Mr. Sweitzer next reviewed and presented Change Order No. 2 to increase the contract with TEG in the amount of \$1,931.25. The Board determined that Change Order No. 2 is beneficial to the District.

Mr. Sweitzer updated the Board on Landscape Development of Fulbrook on Fulshear Creek, Section 11, as reflected in his report. He reviewed and recommended approval of Pay Estimate No. 5 in the amount of \$1,620.00, submitted by TEG.

Mr. Sweitzer updated the Board on the Nott Farm Playground bench replacement and park improvements, as reflected in his report. He stated the benches have been installed.

Following review and discussion, and based on the landscape architect's recommendation, Director Tueting moved to (1) approve the landscape architect's report; and (2) approve the Pay Estimates and Change Order, as presented. Director White seconded the motion, which passed unanimously.

#### MOWING AND MAINTENANCE OF DISTRICT PROPERTY

The Board reviewed and discussed pending resident requests.

The Board discussed correspondence previously received from a resident on Summer Place Court regarding a one-time clean up behind their residence. Ms. Carner stated that additional correspondence was received from the resident regarding additional debris in the area. A copy of the correspondence is attached. Mr. Swonke stated that a second crew was mobilized to remove any remaining trash and debris. Discussion ensued. Following discussion, the Board requested Glamco bring a proposal to the next Board meeting to clear the brush and downed trees past the standard 5-foot maintenance area.

The Board discussed correspondence previously received from a resident on Crossfield Court regarding maintenance of the southern detention facility behind their residence and completion of the trail behind Crossfield Court. Ms. Carner reminded the Board of the two proposals previously approved for the one-time clean up and monthly chemical treatments of the southern detention facility. Discussion ensued. Following

discussion, the Board requested Mr. Sweitzer request that Lake Management Services, LP attend the March Board meeting.

The Board reviewed correspondence from the Fulbrook on Fulshear Creek Homeowner's Association regarding removal of two trailhead signs in the District. A copy of the correspondence is attached. Following discussion, the Board authorized Glamco to remove the signs.

The Board reviewed correspondence from a resident regarding the removal of a large hanging branch at the Nott Farm Crossing Park. A copy of the correspondence is attached. Following discussion, the Board authorized Glamco to remove any broken/hanging branches for an amount not to exceed \$750.00.

After review and discussion, Director Tueting moved to (1) authorize Glamco to remove the two trailhead signs in the District; (2) approve an amount not to exceed \$750.00 for Glamco to remove any broken/hanging branches at the Nott Farm Crossing Park. Director White seconded the motion, which passed unanimously.

Director Catchings discussed installing no trespassing signs near Trickle Creek Court in the area near the barricade to deter entry near the eastern channel. Discussion ensued. Following discussion, the Board directed Glamco to prepare and install signage in the area.

#### REPORT FROM LAKE MANAGEMENT ON DETENTION FACILITY MAINTENANCE, INCLUDING RELATED PROPOSALS

There was no additional discussion regarding this agenda item.

#### REPORT ON DEVELOPMENT

Mr. Fondren updated the Board on development in the District.

#### ATTORNEY'S REPORT

##### ANNUAL REPORT REGARDING POST-ISSUANCE COMPLIANCE POLICY

Ms. Carner reported on the District's compliance activities during the prior calendar year related to bond financings. She stated that no changes to the policy are required at this time.

#### CITY OF FULSHEAR (THEY "CITY") MATTERS

There was no discussion regarding this agenda item.

DISCUSS MEETING SCHEDULE

The Board concurred to hold their next regular meeting on Wednesday, February 25, 2026, at 12:00 p.m. at the offices of ABHR.

COMMENTS FROM THE PUBLIC (CONT'D)

There were no additional comments from the public.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTIONS 551.071 TEXAS GOVERNMENT CODE AND SECTION 551.072 TEXAS GOVERNMENT CODE

The Board did not convene in executive session.

There being no further business to come before the Board, the meeting was adjourned.



  
Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
Bookkeeper's report.....	2
Tax assessor/collector's report .....	3
Engineer's report.....	3
Landscape architect's report.....	4
Correspondence from a resident regarding additional clean up behind residence.....	5
Correspondence from a resident regarding removal of trailhead signs.....	5
Correspondence from a resident regarding removal of large branch.....	5