

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

April 22, 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 22nd day of April, 2026, at The Lodge Welcome Center, 5005 Lodge Lake Drive, Fulshear, Texas, inside 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 Jeanine Williams, Randy Degner, Scott Raphael, Kristina Bozoarth, Yamitha Sequeira, Anne Ramos, Mike Schupbach, and Matt Friedhoff residents of the District; Rod Rudine of Texas Groundworks Management, Inc. ("TGM"); Carmen Guzman of Fulbrook on Fulshear Creek Homeowner's Association ("HOA"); Marissa Iguess of Myrtle Cruz, Inc. ("MCI"); Shammari Leon of Bob Leared Interests; Alex Khoshakhlagh of Pape-Dawson Engineers, Inc. ("Pape-Dawson"); Bill Sweitzer of Sweitzer & Associates; Adam Swonke of Gleannloch Landscaping & Maintenance Company ("Glamco"); and Katie Carner, Kachi Aghasili, and Arlene Catalan of Allen Boone Humphries Robinson LLP.

COMMENTS FROM THE PUBLIC

Mr. Rudine introduced himself to the Board and gave an overview of TGM's services.

Ms. Bozoarth introduced herself and addressed the Board to request consideration of the construction of a bicycle trail along a pipeline easement within the District and a sidewalk connector along Spring Side Court. She stated that residents currently utilize the pipeline easement as a bicycle trail; however, due to a lack of public access, residents are crossing through other residents' property on Valley Terrace Drive to access the easement.

Ms. Ramos addressed the Board regarding concerns about erosion on District property adjacent to her residence on Farm Hill Way, which she believes is contributing to erosion on her property. Ms. Carner noted that Ms. Ramos also has submitted written correspondence, which has been provided to the Board. A copy of the correspondence is

attached. The Board directed Glamco to investigate the matter and provide a recommendation at the next Board meeting.

Mr. Degner addressed the Board regarding the brown coloration of the District's lakes near Lodge Lake Drive. He inquired whether the Board has plans to improve the clarity of the water. Director Tueting discussed the anticipated timeline for Board consideration of treatment options to improve the water clarity.

Ms. Williams addressed the Board regarding maintenance and landscaping concerns within Fulbrook on Fulshear Creek, Section 18. She stated she believes Section 18 still does not have sufficient established amenities and expressed concerns regarding the landscaping, including failed and insufficient landscaping improvements. Ms. Williams requested that the Board consider the matter and work toward bringing Section 18 to the same standard as the remainder of the neighborhood. Ms. Carner noted that Ms. Williams also has submitted written correspondence, which has been provided to the Board, and that the matter would be discussed further under agenda item 11.

MINUTES

The Board considered approving the minutes of the March 25, 2026, regular meeting. Following review and discussion, Director Catchings moved to approve the minutes of the March 25, 2026, 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 were removed from the District's website and that hurricane preparedness tips have been added to the District's website.

Director Laird stated that he would like to incorporate the Association of Water Board Directors' MUDs4Texas campaign onto the District's website, once materials become available.

AUTHORIZE AUDITOR TO CONDUCT OF AUDIT FOR FISCAL YEAR END APRIL 30, 2026

The Board reviewed an audit continuance letter from McCall Gibson Swedlund Barfoot PLLC ("McCall") reflecting an estimated fee range of \$15,000 to \$17,000 (excluding incidental administrative expenses) to prepare the District's annual audit for the fiscal year ending April 30, 2026. A copy of the continuance letter is attached. After review and discussion, Director Catchings moved to authorize McCall to conduct the audit for fiscal year end April 30, 2026. Director White seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Iguess reviewed the bookkeeper's report, a copy of which is attached, including the monthly investment report and comparison of planned revenues and expenditures, and the bills presented for payment from the District's accounts, including two additional checks not included on the bookkeeper's report.

Ms. Iguess next reviewed the proposed budget for the fiscal year ending April 30, 2027, a copy of which is included in the bookkeeper's report. Discussion ensued regarding the budget and creation of a fencing project fund. Following discussion, the Board directed MCI to establish an operations reserve designated as a fencing fund and to use \$50,000.00 from the District's general operating fund to open a TexSTAR investment account for the fencing fund. Additionally, the Board requested that Sweitzer & Associates prepare a projected cost estimate and expected timeline for the replacement of all District fences.

Following review and discussion, Director Catchings moved to (1) approve the bookkeeper's report and payment of the bills, including the two additional checks; and (2) approve the budget for the fiscal year ending April 30, 2027, revised as discussed. 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 98.1% collected as of March 31, 2026.

Following review and discussion, Director McArdle moved to approve the tax assessor/collector's report and payment of the tax bills. Director Catchings 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 the eastern channel, as reflected in his report. He reviewed and recommended approval of Pay Estimate No. 2 in the amount of \$9,590.00, payable to Balcones Field Services, LLC.

Ms. Carner updated the Board regarding the District's Interlocal Agreement (the "Agreement") with Fulshear Municipal Utility District No. 2 ("Fulshear MUD 2"). She stated that Fulshear MUD 2 has requested that the Major Repair threshold in the Agreement be reduced from \$50,000.00 to \$20,000.00. Discussion ensued.

OTHER ENGINEERING MATTERS

Mr. Khoshakhlagh reported to the Board that Pape-Dawson has provided LJA Environmental Services, LLC (“LJA”) with the requested files and information for the Phase I environmental assessment of the 2.241-acre tract, Reserve B within Fulbrook on Fulshear Creek, Section 4, and Reserves A and B within Fulbrook on Fulshear Creek, Section 11. He noted that LJA anticipates the Phase I report will be completed prior to the next regular Board meeting.

Mr. Khoshakhlagh updated the Board regarding the damage to the District’s property caused by a CenterPoint Energy contractor, Front Line Power (“Front Line”). He stated that Pape-Dawson contacted Front Line regarding repairs to the property but has not received a response and noted that his prior email resulted in a bounce-back. Mr. Khoshakhlagh said that Pape-Dawson has contacted CenterPoint Energy about the matter.

Mr. Khoshakhlagh reported that the City of Fulshear (the “City”) has contacted the District regarding potential opportunities for the City to develop small parks within the District in areas such as the drill site located behind the Fulshear Trace Lift Station. The Board discussed the matter and requested input from residents in attendance regarding the City’s inquiry. Residents responded and expressed concern about the potential traffic and noise impacts of having a City park located in the middle of a residential neighborhood. The Board requested a more detailed park plan from the City.

Mr. Khoshakhlagh reported that the City also contacted the District regarding the dedication of right-of-way for the future extension of Fulshear Trace. Ms. Carner reminded the Board that the District had authorized the adjacent landowner to survey the property and had expressed interest in coordinating regarding the future Fulshear Trace extension. Discussion ensued. The Board requested that the City coordinate with the adjacent landowner regarding the proposed route.

UTILITY COMMITMENTS

There was no discussion on this agenda item.

Following review and discussion, and as recommended by the engineer, Director Tueting moved to (1) approve the engineer’s report; (2) approve Pay Estimate No. 2 in the amount of \$9,590.00; and (3) approve the Agreement with Fulshear MUD 2, with the revisions as discussed and subject to ABHR final review, and direct that the Agreement be filed appropriately and retained in the District’s official records. Director Catchings 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

There was no discussion on this agenda item.

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 Site Work project, as reflected in his report.

Mr. Sweitzer discussed the Parkside Passage Recreation Center landscape improvements. He requested that the Board approve the plans and specifications and authorize advertisement for bids for the project. Discussion ensued regarding timeline for the opening of the Recreation Center.

Mr. Sweitzer reported on landscaping matters for Fulbrook on Fulshear Creek, Sections 17, 18, and 19. He reported that the Triple E. Growers, dba Triple E. Landscapes ("Triple E") has agreed to return to replaced plants damaged from the heavy freeze and to provide overseeding with Bermuda grass.

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) authorize design, approve the plans and specifications, and authorize advertisement for bids for the Parkside Passage landscape improvements project. Director White seconded the motion, which passed unanimously.

MOWING AND MAINTENANCE OF DISTRICT PROPERTY

The Board reviewed and discussed resident requests.

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 reported that Lake Management stated that the vegetation clean-up work has been delayed due to equipment failure. Discussion ensued.

The Board discussed correspondence previously received from a resident on Southpoint Way requesting trash removal and maintenance of the wooded area behind their residence. Mr. Swonke reported that the clean-up was delayed due to weather conditions; however Glamco anticipated that the work will be completed within the next two weeks, weather permitting.

The Board discussed correspondence previously received from a resident requesting the removal of a large branch hanging on a tree located adjacent to James Lane. Mr. Swonke reported that Glamco removed the branch, as previously approved by the Board.

The Board reviewed correspondence from a resident requesting the removal of vines from trees located along Fulshear Creek. A copy of the correspondence is attached. The Board requested Glamco inspect the area and provide a recommendation at the next Board meeting.

The Board reviewed correspondence from a resident on Sycamore Way requesting maintenance of the wooded area behind their residence. A copy of the correspondence is attached. Mr. Swonke reported that the wooded area currently receives the standard five-foot maintenance.

The Board reviewed correspondence from multiple residents in Section 18 of Fullbrook on Fulshear Creek requesting landscape and maintenance improvements, including the clean-up of additional debris behind their residences. Copies of the correspondence are attached. Mr. Swonke reported that Glamco has recently taken over the maintenance services for Section 18 and stated that the landscaping should begin to look more uniform with the remainder of the District. The Board discussed the pending work by Triple E to replace failed landscaping and Glamco's recent assumption of maintenance responsibilities in the area. Following discussion, the Board concurred to defer consideration of additional landscape improvements in the area, pending completion of Triple E's additional work and Board review of Glamco's maintenance of the area.

The Board reviewed correspondence from a resident on Spanish Moss Crossing requesting the removal of a fallen tree limb and repair of their fence allegedly damaged by the fallen limb. A copy of the correspondence is attached. Mr. Swonke reported that the tree limb has been removed and requested authorization to repair the fence damage.

The Board reviewed correspondence from the HOA regarding turf damage caused by children on motor vehicles near a pecan tree at The Lodge Welcome Center. A copy of the correspondence is attached. The Board requested Glamco inspect the area and provide a maintenance recommendation at the next Board meeting. Mr. Friedhoff stated that there is an overall increase of electric bike activity in the neighborhood and noted that riders are accessing reserve areas located behind homes through the District reserves

between the homes. Mr. Swonke stated that Glamco could install additional fencing on District property near Trickle Creek Court to restrict access for an amount not to exceed \$1,500.00.

The Board discussed Ms. Bozoarth's public comments regarding the installation of a sidewalk connector near the pipeline easement to improve access. The Board requested that Glamco evaluate the area and provide a proposal for the Board's consideration. The Board also discussed the potential construction of a decomposed granite bicycle trail along the pipeline easement and requested that Sweitzer & Associates prepare an estimate of costs for the construction and maintenance of the proposed trail.

After review and discussion, Director Catchings moved to (1) authorize the fence repair located on Spanish Moss Crossing; and (2) authorize the fence extension on District property near Trickle Creek Court for a cost not to exceed \$1,500.00. Director White seconded the motion, which passed unanimously.

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

There was no discussion on this agenda item.

REPORT ON DEVELOPMENT

There was no discussion on this agenda item.

CITY OF FULSHEAR (THE "CITY") MATTERS

There was no discussion regarding this agenda item.

DISCUSS MEETING SCHEDULE

The Board discussed the regular meeting schedule and concurred to hold the next regular Board meeting on May 27, 2026, at 12:00 p.m. at ABHR.

COMMENTS FROM THE PUBLIC (CONT'D)

Mr. Friedhoff inquired about the District's eastern channel erosion project and emphasized the importance of the project.

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

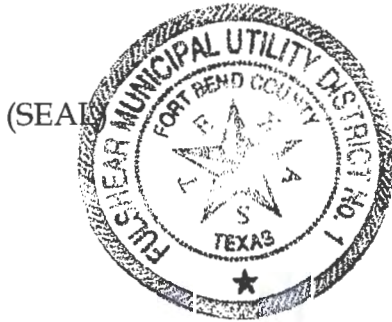
The Board convened in executive session pursuant to Section 551.071, Texas Government Code, and Section 551.072, Texas Government Code, at 1:41 p.m. In attendance in executive session were the Board, Mr. Khoshakhlagh, Ms. Carner, and Ms.

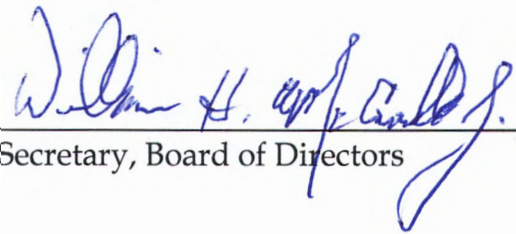
Catalan. Ms. Carner requested the presence of Mr. Khoshaklagh in this Executive Session in order for the Board to obtain the necessary legal advice from its attorney, and the Board concurred to have him present.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION

The Board reconvened in open session at 1:45 p.m.

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




Secretary, Board of Directors

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