

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

May 22, 2024

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 May, 2024, 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
John Verburg	Vice President
Ronald Catchings	Secretary
William K. White	Assistant Secretary/ Asst. Vice President
Todd Gnospelius	Assistant Secretary/ Asst. Vice President

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

Also present at the meeting in person or via teleconference were Nico Jansen Van Rensburg, resident of the District; Alex Khoshakhlagh of Pape-Dawson Engineers, Inc. ("Pape-Dawson"); Bill Sweitzer of Sweitzer & Associates; Marissa Iguess of Myrtle Cruz, Inc. ("MCI"); Adam Swonke of Gleannloch Landscaping & Maintenance Company ("Glamco"); Shammarie Leon of Bob Leared Interests; Dave Cannon of Trend Development, Inc.; Julie Peak of Masterson Advisors LLC ("Masterson"); and Katie Carner, Allison Leatherwood, and Shammara Polk of Allen Boone Humphries Robinson LLP ("ABHR");

COMMENTS FROM THE PUBLIC

Mr. Van Rensburg addressed the Board regarding drainage concerns on and adjacent to his property on Farm Hill Way and requested that the Board prioritize the previously approved drainage improvements. Ms. Carner stated that additional correspondence was received from Mr. Van Rensburg and will be addressed under agenda item no. 11.

MINUTES

The Board considered approving the minutes of the April 24, 2024, regular meeting. Following review and discussion, Director Gnospelius moved to approve the minutes of the April 24, 2024, regular meeting, as presented. Director Catchings seconded the motion, which passed unanimously.

DISTRICT WEBSITE MATTERS

Director Catchings requested a hurricane preparedness notice be added to the District website. Ms. Carner advised that ABHR will coordinate with the District website provider regarding this matter.

OPEN MEETINGS ACT TRAINING AND PUBLIC INFORMATION ACT TRAINING REQUIREMENTS

Ms. Carner discussed the Texas Public Information Act ("TPIA") and noted that the Texas Legislature has made it explicit that officers and employees of governmental entities are temporary custodians of public information. Ms. Carner distributed a memorandum regarding Texas Open Meetings Act ("TOMA") and TPIA training requirements, noted that all Directors should have previously completed TOMA training, and encouraged the Board of Directors to receive TPIA training as soon as possible and forward their certificate of completion to ABHR for inclusion in the District's permanent records.

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.

Director Catchings requested debt service requirements for the remainder of 2024 and for 2025 be added to the bookkeeper's report. Ms. Peak stated Masterson will prepare a debt service schedule and provide it to MCI to be included in their report going forward.

Director Gnospelius requested MCI provide a copy of the final approved budget for the fiscal year end April 30, 2025, to the Board.

The Board reviewed the District's Travel Reimbursement Guidelines in anticipation of the Association of Water Board Directors summer conference.

Following review and discussion, Director Catchings moved to approve the bookkeeper's report and payment of the bills. Director Gnospelius 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 2023 taxes were 98.4% collected as of April 30, 2024.

Following review and discussion, Director Gnospelius 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.

FULBROOK ON FULSHEAR CREEK, SECTION 11 WATER, SEWER, AND DRAINAGE FACILITIES

Mr. Khoshakhlagh updated the Board on the status of construction of the water, sewer, and drainage facilities to serve Fulbrook on Fulshear Creek, Section 11, as reflected in his report. He stated Pape-Dawson is in the process of the re-design and plan preparation and anticipates submitting plans to the City of Fulshear by the end of June.

FULBROOK ON FULSHEAR CREEK, SECTION 11 PAVING FACILITIES

Mr. Khoshakhlagh updated the Board on the status of construction of the paving facilities to serve Fulbrook on Fulshear Creek, Section 11, as reflected in his report.

FULBROOK ON FULSHEAR CREEK, SECTION 17 WATER, SEWER, AND DRAINAGE FACILITIES, INCLUDING LIFT STATION NO. 10

Mr. Khoshakhlagh updated the Board on the status of construction of the water, sewer, and drainage facilities to serve Fulbrook on Fulshear Creek, Section 17, as reflected in his report.

EROSION PROTECTION ALONG FULSHEAR CREEK BANK

Mr. Khoshakhlagh updated the Board regarding bank erosion along Fulshear Creek, as reflected in his report. He stated Pape-Dawson met with Natural Resources Conservation Service ("NRCS") on May 14, 2024, regarding the inclusion of the channel east of the District's boundary to the current NRCS application and NRCS has agreed to include this project into the scope of work. Mr. Khoshakhlagh stated Fulshear Municipal Utility District No. 2's ("Fulshear MUD No. 2") attorney and engineer have been informed of the NRCS project and have confirmed they will discuss further with the Fulshear MUD No. 2 Board at their June meeting. Mr. Khoshakhlagh informed the Board that after last week's weather event was declared a major disaster, Pape-Dawson will inquire if NRCS will increase their contribution.

CITY OF FULSHEAR EMERGENCY JAMES LAND WATER LINE EXTENSION PROJECT

Mr. Khoshakhlagh updated the Board on the James Lane Water Line Extension project, as reflected in his report.

OTHER ENGINEERING MATTERS, INCLUDING RESIDENT REQUESTS

Mr. Khoshakhlagh informed the Board of correspondence received from the Fulbrook on Fulshear Creek Homeowner's Association ("HOA") regarding the maintenance of the detention pond on the south side of the District. He stated residents have raised a concern regarding weeds growing in the detention pond. Mr. Sweitzer stated Lake Management Services, LP ("LMS") has investigated this issue and has prepared two proposals to address the issue in the amounts of \$5,050.48 and \$7,041.00, respectively. Copies of the proposals are attached. Discussion ensued regarding the proposals presented, design of the detention pond, and potential maintenance. Following discussion, the Board concurred to defer action on the proposals at this time.

UPDATE ON PREPARATION OF BOND APPLICATION

Mr. Khoshakhlagh updated the Board on the preparation of the bond application, as reflected in his report.

Following review and discussion, Director Tueting moved to approve the engineer's report. Director Catchings seconded the motion, which passed unanimously.

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

There was no discussion on this agenda item.

UTILITY COMMITMENTS

There was no discussion on this agenda item.

UTILITY CONVEYANCE AND SECURITY AGREEMENTS

Mr. Khoshakhlagh updated the Board on the Utility Conveyance and Security Agreement along with the Street Acceptance for Fulbrook on Fulshear Creek, Section 17 including lift station no. 10, as reflected in his report.

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. He stated the contractor is currently working to obtain the necessary permits and the utilities and parking will be advertised for bids once the permits have been obtained.

Mr. Sweitzer updated the Board on the status of the Landscape Development of Fulbrook on Fulshear Creek, Section 7, as reflected in his report. He stated the project is currently being advertised for bids.

Mr. Sweitzer updated the Board on the status of the Greenway Enhancements Perimeter Walls to serve Fulbrook on Fulshear Creek, Sections 5, 6, 7, and 19 including repair of damaged walls, as reflected in his report. He stated the project is currently underway. Mr. Sweitzer next reviewed documentation outlining the cost of the existing wall demolition/wall replacement of damaged panels, a copy of which is included in the landscape architect's report. Director Gnospelius inquired about the linear footage of the perimeter walls in the District, and Mr. Khoshakhlagh stated Pape-Dawson would provide the total linear footage of the perimeter walls.

MOWING AND MAINTENANCE OF DISTRICT PROPERTY

Mr. Swonke updated the Board on mowing and maintenance in the District.

The Board next reviewed and discussed pending resident requests.

The Board discussed correspondence previously reviewed at the October 25, 2023, Board meeting from a resident on Wild Garden Way regarding erosion concerns behind their residence. Mr. Swonke stated the area is still too wet to complete the previously authorized work and once the area is dry the area will be regraded, and the two pallets of bermuda grass will be laid.

The Board discussed correspondence previously reviewed at the December 13, 2023, Board meeting from a resident on Sunny Meadow Drive regarding the removal of broken tree limbs. Mr. Swonke stated the area is still too wet to complete the previously authorized work, and the removal will most likely take place closer to the summer.

The Board discussed earlier public comments and correspondence previously reviewed at the March 27, 2024, Board meeting and additional correspondence received from a resident on Farm Hill Way regarding drainage concerns within their backyard and concerns regarding maintenance behind and adjacent to their residence. Ms. Carner stated the Board approved a proposal at the March 27, 2024, Board meeting for Glamco to regrade behind the fences, remove dead trees, install select fill, and oversee the

bermuda grass in the area. Mr. Swonke stated Glamco is waiting for the area to dry out to complete the authorized work.

The Board discussed correspondence previously reviewed at the March 27, 2024, Board meeting from a resident on Legend Ridge Court regarding maintenance of green space behind their residence. Mr. Swonke stated the quarterly maintenance is complete. Ms. Carner discussed additional correspondence received requesting the removal of web worms in the trees behind their residence. A copy of the correspondence is attached. Following discussion, the Board concurred to take no action.

The Board discussed correspondence previously reviewed at the April 24, 2024, Board meeting from a resident on Summer Place Court requesting the removal of a barbed wire fence behind their residence. Mr. Swonke stated the barbed wire fence has been removed.

The Board discussed correspondence previously reviewed at the April 24, 2024, Board meeting from a resident on Haven Trace regarding grading/sloping concerns behind their residence. Mr. Swonke presented a proposal prepared by Glamco in the amount of \$3,650.00 to place and compact fill behind the fence to match the gradual slopes left and right of the steep area. A copy of the proposal is attached. Mr. Swonke stated the work could potentially negatively affect a nearby mature pecan tree. Following discussion, the Board concurred to defer action on the proposal to allow Board members to inspect the area.

The Board discussed correspondence previously reviewed at the April 24, 2024, Board meeting from a resident on Farm Hill Way regarding the removal of dead blood weeds adjacent to their residence during the next quarterly maintenance. Mr. Swonke stated Glamco will remove the dead blood weeds during the next quarterly mowing.

The Board discussed correspondence previously reviewed at the April 24, 2024, Board meeting from a resident on Spring Woods Drive requesting the removal of a dead tree behind his residence. Ms. Carner informed the board that Glamco investigated and determined it was a potential hazard and had the tree removed. Ms. Carner informed the Board that the resident requested if the cut down tree would be removed. Mr. Swonke stated the District typically leaves downed trees and limbs in their natural state. Following discussion, the Board concurred to leave the downed tree in place.

The Board reviewed correspondence from a resident on Farm Hill Way regarding damage to the wrought iron fence behind their residence due to a fallen tree limb. A copy of the correspondence is attached. Following discussion, the Board directed Glamco to repair the wrought iron fence in an amount not to exceed \$500.00.

The Board reviewed correspondence from a resident on Trickle Creek Court requesting the removal of vines and weeds growing into their wooden fence and flower beds behind their residence. A copy of the correspondence is attached. Ms. Carner informed the Board that this request was forwarded to Fulshear MUD No. 2's engineer for further handling and the resident was notified of same.

The Board reviewed correspondence from a resident on Song Bird Lane regarding concerns of excessive light pollution, privacy concerns, excessive noise, excessive vibrations, drainage concerns, and aesthetics near their residence from FM 1093. A copy of the correspondence is attached. Following discussion, Pape-Dawson stated they would look into the drainage issue further.

The Board reviewed correspondence from a resident on Summer Place Court requesting the foliage behind their residence be able to grow back and remain untouched. A copy of the correspondence is attached. Following discussion, the Board directed Glamco to continue to perform the standard maintenance of 5 feet behind the fence line and allow the area beyond the 5 feet to grow back to its natural state.

Following review and discussion, Director Tueting moved to approve and authorize Glamco to repair the wrought iron fence behind the residence on Farm Hill Way in an amount not to exceed \$500.00. Director Catchings seconded the motion, which passed unanimously.

REPORT ON DEVELOPMENT

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

CITY OF FULSHEAR MATTERS

The Board discussed a memorandum from the North Fort Bend Water Authority ("NFBWA") regarding the results of the 2024 election process for the NFBWA, Precinct 7. Ms. Carner informed the Board that Dana Hollingsworth has been elected to serve on the Board for a four-year term.

DISCUSS MEETING SCHEDULE

The Board concurred to hold their next regular meeting on Wednesday, June 26, 2024, at ABHR.

COMMENTS FROM THE PUBLIC CONT'D

There were no additional public comments from the public.

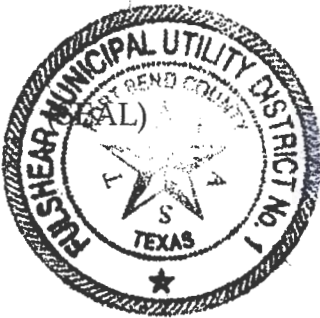
CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 557.071, TEXAS GOVERNMENT CODE, TO CONDUCT A PRIVATE CONSULTATION WITH ATTORNEY TO DISCUSS PENDING OR CONTEMPLATED LITIGATION, OR A SETTLEMENT OFFER

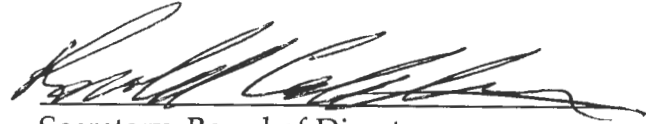
The Board convened in Executive Session at 1:02 p.m. pursuant to Section 551.071 of the Texas Government Code to conduct a private consultation with their attorney to discuss pending or contemplated litigation or a settlement offer. Ms. Carner, Ms. Leatherwood, and Ms. Polk also were present.

RECONVENE IN OPEN SESSION

The Board reconvened in Open Session at 1:15 p.m. and took no action.

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




Secretary, Board of Directors

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