

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

May 27, 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 27th day of May, 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, except Directors White and Catchings, thus constituting a quorum.

Also present at the meeting were Marissa Iguess of Myrtle Cruz, Inc.; Shammarié Leon of Bob Leared Interests; Alex Khoshakhlagh of Pape-Dawson Engineers, Inc. ("Pape-Dawson"); Bill Sweitzer of Sweitzer & Associates; and Katie Carner and Arlene Catalan 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 April 22, 2026, regular meeting. Following review and discussion, Director Tueting moved to approve the minutes of the April 22, 2026, regular meeting, as presented. Director McArdle seconded the motion, which passed unanimously.

DISTRICT WEBSITE MATTERS

Ms. Carner informed the Board that hurricane preparedness tips have been added to the District's website.

CYBERSECURITY AND ARTIFICIAL INTELLIGENCE TRAINING

Ms. Carner reviewed a memorandum regarding annual cybersecurity and artificial intelligence training requirements for local government employees and elected and appointed officials. She stated that the required training should be completed and reported to ABHR prior to the August 31st deadline for reporting compliance to the Texas Department of Information Resources ("DIR"). After review and discussion, the Board directed the required persons to complete their required training and report their completion to ABHR for reporting to DIR by August 31st.

TRAVEL REIMBURSEMENT GUIDELINES AND DIRECTOR EXPENSES FOR ASSOCIATION OF WATER BOARD DIRECTORS SUMMER CONFERENCE

The Board reviewed and discussed the District's Travel Reimbursement Guidelines in anticipation of the Association of Water Board Directors ("AWBD") summer conference. Following review and discussion, Director Laird moved to authorize up to four per diems, three hotel nights, and six meals for each director attending the AWBD summer conference, all to be submitted in accordance with the District's Guidelines. Director McArdle 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. Following review and discussion, Director Tueting moved to approve the bookkeeper's report and payment of the bills. Director McArdle 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 98.5% collected as of April 30, 2026.

Following review and discussion, Director Tueting moved to approve the tax assessor/collector's report and payment of the tax bills. Director McArdle 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. 3 in the amount of \$2,965.00, payable to Balcones Field Services, LLC. Discussion ensued regarding timing for completion of the erosion rehabilitation work. Ms. Carner updated the Board regarding the District's Interlocal Agreement with Fulshear Municipal Utility District No. 2.

OTHER ENGINEERING MATTERS

The Board considered accepting a deed from Fulshear Land Partners, Ltd. to the District for Reserve B, Section 4, Reserves A and B, Section 11, and 2.241 acres between Fulshear Trace and Fulbrook on Fulshear Creek, Section 4 (the "Deed").

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 reported that Pape-Dawson coordinated with Glamco regarding restoration of the damaged area and that seed was placed in the area. Mr. Khoshakhlagh stated that, due to recent rainfall, the area has recovered, and no further action by Front Line is necessary.

Mr. Khoshakhlagh updated the Board regarding the Recreation Center within Fulbrook on Fulshear Creek, Section 14, and presented and reviewed Pay Estimate No. 1 in the amount of \$124,067.63, payable to Hurtado Construction Company ("Hurtado"). He reported that \$103,013.93 of Pay Estimate No. 1 is related to water, sewer, drainage, and park improvements paid by Fulshear Land Partners. Mr. Khoshakhlagh stated that \$21,053.70 of Pay Estimate No. 1 is the District's responsibility, as it is related to paving improvements that will be paid from the District's Road Construction Funds, and requested approval of the District's paving-related payment. He then reviewed and recommended approval of Change Order No. 1 to the contract with Hurtado to increase the contract in the amount of \$9,000.00. The Board determined that Change Order No. 1 is beneficial to the District.

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. 3 in the amount of \$2,965.00; (3) accept the Deed and direct that the Deed be filed appropriately and retained in the District's official records; (4) approve Pay Estimate No. 1 in the total amount of \$124,067.63, including the

District's paving-related portion in the amount of \$21,053.70; and (5) approve Change Order No. 1 in the amount of \$9,000.00 as an increase to the contract with Hurtado, based upon the Board's finding that the Change Order No. 1 is beneficial to the District. Director McArdle 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 updated the Board on the Parkside Passage Recreation Center landscape improvements, as reflected in his report.

Mr. Sweitzer reported that the City of Fulshear (the "City") damaged a portion of the sidewalk in Fulbrook on Fulshear Creek, Section 19 during the installation of water meters. He stated that a District contractor completed the necessary repairs and that the associated invoice will be submitted to the City for reimbursement.

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 commenced but has been delayed due to weather conditions. Discussion ensued.

The Board reviewed correspondence from multiple residents in Fulbrook on Fulshear Creek, Section 18 requesting landscape and maintenance improvements,

including the clean-up of debris behind their residences. Copies of the correspondence are attached.

The Board discussed correspondence received from a resident on Lodge Lake Drive regarding drainage concerns. A copy of the correspondence is attached.

The Board discussed correspondence received from a resident regarding a dead magnolia tree located along FM 1093, east of James Lane. A copy of the correspondence is attached.

The Board discussed correspondence received from a resident regarding a fallen tree located along Stream Side Trail. A copy of the correspondence is attached.

After review and discussion, Director Tueting moved to authorize the removal of the fallen tree along Stream Side Trail at a cost not to exceed \$1,000.00. Director Laird 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 June 24, 2026, at 12:00 p.m. at ABHR.

COMMENTS FROM THE PUBLIC (CONT'D)

There were no comments from the public.

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

The Board did not convene in executive session.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION

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

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