

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

May 28, 2025

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 May, 2025, 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 Directors Verburg and Gnospelius, thus constituting a quorum.

Also present at the meeting were Christine Crotwell of Masterson Advisors LLC; Alex Khoshakhlagh of Pape-Dawson Engineers, Inc. (“Pape-Dawson”); Bill Sweitzer of Sweitzer & Associates; Dave Cannon of Trend Development, Inc.; Marissa Iguess of Myrtle Cruz, Inc.; Odett Newman of Bob Leared Interests (“BLI”); Katie Carner and Shammara Polk of Allen Boone Humphries Robinson LLP (“ABHR”).

COMMENTS FROM THE PUBLIC

There were no public comments received by the Board.

MINUTES

The Board considered approving the minutes of the April 23, 2025, regular meeting. Following review and discussion, Director Catchings moved to approve the minutes of the April 23, 2025, regular meeting, as presented. Director White seconded the motion, which passed unanimously.

DISTRICT WEBSITE MATTERS

Ms. Carner noted that the hurricane preparedness notice is on the District’s website.

2025 DIRECTORS ELECTION

The Board considered approving a Certificate of Election, reflecting the election of Brooks D. Tueting, Ronald Catchings, and Todd Gnospelius to the Board of Directors of the District, each for a four-year term.

The Board next considered approving the Sworn Statements and Oaths of Office for Directors Tueting, Catchings, and Gnospelius.

Following review and discussion, Director Catchings moved to (1) approve the Certificate of Election and the distribution of same to Directors Tueting, Catchings, and Gnospelius and direct that the Certificate of Election be filed appropriately and retained in the District's official records; and (2) approve the Sworn Statements and Oaths of Office and direct that the documents be filed in the official records of the District, and that the Oaths of Office be filed with the Secretary of State, as required by law. Director White seconded the motion, which passed unanimously.

REORGANIZE THE BOARD AND ELECT OFFICERS

After discussion, the Board concurred to retain their current positions.

AUTHORIZE FILING OF DISTRICT REGISTRATION FORM

The Board considered authorizing filing of an updated District Registration Form with the Texas Commission on Environmental Quality ("TCEQ"), reflecting the terms and offices of the re-elected directors. Following review and discussion, Director Tueting moved to authorize filing of the updated District Registration Form with the TCEQ and direct that the District Registration Form be filed appropriately and retained in the District's official records. Director Catchings seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Igness 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.

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

Following review and discussion, Director Catchings moved to (1) approve the bookkeeper's report and payment of the bills; and (2) 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 White seconded the motion, which passed unanimously.

Ms. Crotwell discussed the District's pending bond issue and timing for the sale of the bonds. She also informed the Board that BLI has requested a June 15, 2025 estimate of value from the Fort Bend Central Appraisal District.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Newman reviewed the tax assessor/collector's report, a copy of which is attached. She reported that the District's 2024 taxes were 99.2% collected as of April 30, 2025.

Ms. Newman stated that the District's 2025 preliminary assessed value is \$714,265,632.00.

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.

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

Mr. Khoshakhlagh updated the Board on the status of construction of the Water, Sewer, Drainage and Paving Facilities to serve Fulbrook on Fulshear Creek, Section 11, as reflected in his report. He reviewed and recommended approval of Pay Estimate No. 5 and Final in the amount of \$134,592.00, submitted by Hurtado Construction Company ("Hurtado").

EROSION PROTECTION ALONG FULSHEAR CREEK BANK

Mr. Khoshakhlagh updated the Board regarding bank erosion along Fulshear Creek, as reflected in his report. He reviewed and recommended approval of Pay Estimate No. 1 for Site Nos. 001 through 004 in the amount of \$547,205.40 and Change Order No. 1 to increase the contract in the amount of \$103,500.00, submitted by Hurtado. Mr. Khoshakhlagh stated that Change Order No. 1 is for the removal of 23 additional trees in Site No. 003. The Board determined that Change Order No. 1 is beneficial to the District. Mr. Khoshakhlagh noted that NRCS has sent their 75 percent share in the amount of \$410,451.30 and the remaining \$136,117.10 is the District's 25 percent share for the project.

Mr. Khoshakhlagh updated the Board on Site No. 005, as reflected in his report. He reviewed and presented proposals prepared by Pape-Dawson, BFS, and

Cibor Geoconsultants for services in connection with concept no. 2. Copies of the proposals are included in the engineer's report. Discussion ensued. Following discussion, the Board concurred to defer action on the proposals.

Mr. Khoshakhlagh informed the Board that Pape-Dawson has prepared a letter to the TCEQ requesting to proceed with Site No. 005 as an emergency project pursuant to Texas Water Code § 49.274. Discussion ensued.

Mr. Khoshakhlagh also informed the Board that Pape-Dawson is working with the adjacent property owner on the southeast side to acquire an additional 1-acre easement necessary for the Site No. 005 erosion rehabilitation work. Discussion ensued.

CITY OF FULSHEAR (THE "CITY") DIVERSION LIFT STATION

Mr. Khoshakhlagh updated the Board on the City's request for the District to consider conveying land to the City for a diversion lift station, as reflected in his report.

The Board considered approving a Special Warranty Deed from the District to the City for a 0.598-acre tract for the diversion lift station (the "Deed").

OTHER ENGINEERING MATTTTERS

Mr. Khoshakhlagh updated the Board on the water seepage at the lake adjacent to the Lodge, as reflected in his report.

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 and based on the engineer's recommendation, Director Catchings moved to (1) approve the engineer's report; (2) approve Pay Estimate No. 5 and Final for the Fulbrook on Fulshear Creek, Section 11 Water, Sewer, Drainage and Paving Improvements in the amount of \$134,592.00, submitted by Hurtado; (3) approve Pay Estimate No. 1 for the Erosion Protection along Fulshear Creek Bank Site Nos. 001 through 004 in the amount of \$547,205.40 to Hurtado and Change Order No. 1 to increase the contract in the amount of \$103,500.00, submitted by Hurtado, based on the Board's determination that the Change Order is beneficial to the District; (3) authorize execution and submittal of the letter to the TCEQ requesting to proceed with the Erosion Protection along Fulshear Creek Bank Site No. 005 as an emergency project; and (4) approve 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 further discussion on this agenda item.

UTILITY CONVEYANCE AND SECURITY AGREEMENTS

Ms. Carner informed the Board that the Utility Conveyance and Security Agreement and the Street Acceptance for Fulbrook on Fulshear Creek, Section 11, has been sent to the City for approval and execution. She stated once the City has approved the documents, they will be presented to the Board for approval and execution.

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

There was no discussion regarding 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 project, as reflected in his report. He stated residents on the north side of the recreation center are requesting under brushing in the adjacent wetlands reserve. Discussion ensued.

Mr. Khoshakhlagh informed the Board of a resident on Crestview Manor who was upset about the clearing of the drill site property behind their residence. Ms. Carner updated the Board on her discussion with the resident regarding same.

Mr. Sweitzer updated the Board on Landscape Development of Fulbrook on Fulshear Creek, Sections 17, 18, and 19, including the Fulshear Trace proposed sidewalk extension, as reflected in his report.

Mr. Sweitzer updated the Board on Landscape Development of Fulbrook on Fulshear Creek, Section 11, as reflected in his report.

MOWING AND MAINTENANCE OF DISTRICT PROPERTY

The Board reviewed and discussed pending resident requests.

The Board discussed correspondence previously received from a resident on Song Bird Lane regarding continued vehicle light pollution, privacy concerns, excessive noise,

excessive vibrations, drainage, and aesthetics. Ms. Carner stated ABHR will follow up with Gleannloch Landscaping & Maintenance Company ("Glamco") for an update regarding the installation of the additional magnolia trees.

The Board discussed correspondence previously received from a resident on Spring Woods Drive regarding a request for trees and tree debris be removed from behind their residence. Ms. Carner stated Glamco will provide an update at the next Board meeting on the previously approved work.

The Board discussed correspondence previously received from a resident on Sycamore Way Road regarding a request for the removal of trash and a large dead tree from behind their residence. Ms. Carner stated Glamco will provide an update at the next Board meeting on the previously approved work.

The Board reviewed correspondence previously received from a resident on Spanish Moss Crossing regarding a request for the removal of a large broken tree limb behind their residence. Ms. Carner stated Glamco will provide an update at the next Board meeting on the previously approved work.

The Board reviewed correspondence previously received from a resident on Southpoint Way regarding a request for the remediation of standing water behind their residence. Ms. Carner stated that Glamco confirmed the previously approved work is complete.

The Board reviewed correspondence from a resident on Southpoint Way regarding maintenance behind their residence. A copy of the correspondence is attached. Ms. Carner stated Glamco will perform quarterly maintenance when weather permits.

The Board reviewed correspondence from a resident on Crest View Terrace regarding maintenance behind their residence. A copy of the correspondence is attached. Ms. Carner stated Glamco will bring a proposal to the next Board meeting to regrade the area to establish the 5-feet for standard mowing.

The Board reviewed correspondence from a resident on South Creek Way regarding overhanging tree limbs over their property. A copy of the correspondence is attached. Ms. Carner stated that she requested the management company for the Fulbrook on Fulshear Creek Homeowners Association inform the resident of the District's policy that a resident can trim any overhanging tree limbs back to the District property line.

The Board reviewed correspondence from a resident on Crossfield Court regarding maintenance around the southern detention facility. A copy of the

correspondence is attached. Discussion ensued. Following discussion, the Board concurred to continue to maintain the areas as a detention facility.

The Board reviewed correspondence from a resident on Farm Hill Way regarding maintenance behind their residence. A copy of the correspondence is attached. Ms. Carner stated that Glamco has been provided with the correspondence for further handling.

DISCUSS MAINTENANCE OF DISTRICT DETENTION FACILITIES, INCLUDING DEVELOPMENT OF MAINTENANCE AGREEMENT WITH FULBROOK ON FULSHEAR CREEK HOMEOWNERS ASSOCIATION

Ms. Carner updated the Board on previous discussion regarding an agreement between the District and the HOA for shared maintenance of the detention facilities throughout the District. She stated ABHR is still working with Glamco and the HOA on the maintenance schedule for the scope of work that would transfer from the District to the HOA.

REPORT ON DEVELOPMENT

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

CITY OF FULSHEAR MATTERS

There was no discussion on this agenda item.

DISCUSS MEETING SCHEDULE

The Board discussed the regular meeting schedule and concurred to hold the next regular Board meeting on June 25, 2025 at 12:00 p.m. at ABHR.

COMMENTS FROM THE PUBLIC CONT'D

There were no additional 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 12:46 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. Polk, and Mr. Khoshakhlagh also were present. Ms. Carner requested the presence of Mr.

Khoshakhlagh 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

The Board reconvened in Open Session at 1:18 p.m.

ENGINEERING MATTERS (CONT'D)

The Board discussed the erosion rehabilitation for Site No. 005. Following discussion, Director Catchings moved to authorize Director Tueting to execute an Interlocal Agreement with Fulshear Municipal Utility District No. 2 regarding the Site No. 005 rehabilitation and ongoing channel maintenance, subject to final review, as discussed. Director White seconded the motion, which passed unanimously.

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




Secretary, Board of Directors

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