

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

July 9, 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 9th day of July, 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 Director Verburg, thus constituting a quorum.

Also present at the meeting in person via teleconference were Ryan Laird, resident of the District; Julie Peak of Masterson Advisors LLC; Brian Trachtenberg and Anna Phillips of McFadden Trachtenberg PLLC; Alex Khoshakhlagh of Pape-Dawson Engineers, Inc.; Bill Sweitzer of Sweitzer & Associates; Marissa Iguess of Myrtle Cruz, Inc.; Shammarie Leon of Bob Leared Interests; and Katie Carner and Shammara Polk of Allen Boone Humphries Robinson LLP ("ABHR").

COMMENTS FROM THE PUBLIC

Mr. Laird introduced himself and discussed his interest in serving on the Board.

MINUTES

The Board considered approving the minutes of the May 28, 2025, regular meeting. Following review and discussion, Director Catchings moved to approve the minutes of the May 28, 2025, regular meeting, as presented. Director White seconded the motion, which passed unanimously.

DISTRICT WEBSITE MATTERS

There was no discussion regarding this agenda item.

DIRECTOR MATTERS, INCLUDING ACCEPT RESIGNATION OF DIRECTOR VERBURG AND DISCUSS APPOINTMENT OF NEW DIRECTOR

Ms. Carner stated that Director Verburg has submitted his resignation from the Board of Directors. Discussion ensued regarding appointment of a replacement director. Following discussion, the Board concurred to discuss this matter further during executive session.

Following discussion, Director Tueting moved to accept the resignation of Director Verburg. 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 budget comparison, and the bills presented for payment from the District's accounts.

Ms. Iguess reviewed and presented additional Check No. 4843 in the amount of \$2,178.02, payable to Director White for reimbursement of eligible expenses from the Association of Board Directors ("AWBD") summer conference.

The Board discussed the AWBD summer conference and considered authorizing attendance at the winter conference.

Following review and discussion, Director Tueting moved to (1) approve the bookkeeper's report and payment of the bills, including Check No. 4843, as discussed; and (2) approve reimbursement of all eligible expenses for Directors who attended the summer conference, which the bookkeeper confirmed were submitted in accordance with the District's travel reimbursement guidelines, and to authorize attendance of any interested Directors at the winter conference. Director Catchings 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 2024 taxes were 99.3% collected as of May 31, 2025.

Ms. Leon discussed a resident's request to have the penalty and interest associated with the delinquent payment of their property taxes in the amount of \$839.64 for 30722 Crest View Terrace waived due to a clerical error by the Fort Bend Central Appraisal District ("FBCAD") in which all notices were sent to the previous owner and not the current homeowner. Ms. Carner and Ms. Leon stated that the Texas Property Tax Code allows the District to waive fees and penalties for late payment of property taxes for this type of FBCAD error.

The Board considered authorizing the District's delinquent tax attorney, Perdue, Brandon, Fielder, Collins & Mott, LLP, to proceed with the collection of delinquent 2024 property taxes, as of July 1, 2025.

Following review and discussion, Director Catchings moved to (1) approve the tax assessor/collector's report and payment of the tax bills; (2) approve the waiver of the penalty and interest fees in the amount of \$839.64 for 30722 Crest View Terrace, due to FBCAD's error; and (3) authorize the delinquent tax attorney to proceed with the collection of delinquent 2024 property taxes as of July 1, 2025. 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, as reflected in his report. He reviewed and recommended approval of Pay Estimate Nos. 2 and 3 for Site Nos. 001 through 004 in the amounts of \$392,493.60, and \$437,441.40, respectively, and Change Order No. 2 to increase the contract in the amount of \$22,256.00, submitted by Hurtado Construction Company ("Hurtado"). Mr. Khoshakhlagh stated that Change Order No. 2 is for additional gabion baskets. The Board determined that Change Order No. 2 is beneficial to the District. Mr. Khoshakhlagh noted that the Natural Resources Conservation Service ("NRCS") has sent their 75 percent shares in the amounts of \$294,370 and 331,283.25, respectively, and the remaining \$98,123.40 and \$110,427.75, respectively, are the District's 25 percent shares for the project.

The Board concurred to defer discussion on Site No. 005 to executive session.

UTILITY COMMITMENTS

Mr. Khoshakhlagh stated that the City of Fulshear (the "City") has executed the Utility Conveyance and Security Agreement and the Street Acceptance for Fulbrook on Fulshear Creek, Section 11 and recommended the Board approve and execute same.

OTHER ENGINEERING MATTERS:

Mr. Khoshakhlagh informed the Board of a broken inlet on Mayflower near Heather Crossing Road in Fulbrook on Fulshear Creek, Section 17, as reflected in his report. He stated the city has been notified of the issue and is planning to address it.

UPDATE ON PREPARATION OF BOND APPLICATION

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

Ms. Peak discussed the District's pending bond issue and timing for the sale of the bonds.

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 Nos. 2 and 3 for the Erosion Protection along Fulshear Creek Bank Site Nos. 001 through 004 in the amounts of \$392,493.60, and \$437,441.40, respectively, and Change Order No. 2 to increase the contract in the amount of \$22,256.00, submitted by Hurtado, based on the Board's determination that the Change Order is beneficial to the District; (3) approve the Utility Conveyance and Security Agreement and the Street Acceptance for Fulbrook on Fulshear Creek, Section 11 and authorize execution of same; and (4) authorize filing and recording of the documents as necessary. Director Gnospelius 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 CONVEYANCE AND SECURITY AGREEMENTS

There was no further discussion regarding 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 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.

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.

2 in the amount of \$23,980.38, submitted by Triple E Growers.

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

Mr. Sweitzer updated the Board on Landscape improvements along James Lane and FM 1093, as reflected in his report. Director Gnospelius requested Gleannloch Landscaping & Maintenance Company ("Glamco") inspect the magnolia trees that were planted at FM 1093 and James Lane as several of the trees appear to be dead.

Mr. Sweitzer reviewed and presented a proposal in the amount of \$1,645.00 for the replacement of damaged playground equipment at The Lodge, prepared by Miracle Recreation Equipment Company ("MREC"). A copy of the proposal is included in the landscape architect's report.

Following review and discussion, and based on the landscape architect's recommendation, Director Catchings moved to (1) approve the landscape architect's report; (2) approve Pay Estimate No. 2 in the amount of \$23,980.38, submitted by Triple E Growers; and (3) approve the proposal prepared by MREC in the amount of \$1,645.00 to replace damaged playground equipment at The Lodge. 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 Song Bird Lane regarding continued vehicle light pollution, privacy concerns, excessive noise, excessive vibrations, drainage, and aesthetics. Ms. Carner stated ABHR will inform Glamco to inspect the magnolia trees and to replace any trees that have died. Director Gnospelius stated this item may be removed from the tracking chart.

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 discussed 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 from a resident on Southpoint Way regarding maintenance behind their residence. Ms. Carner stated Glamco will perform quarterly maintenance when weather permits.

The Board discussed correspondence previously received from a resident on Crest View Terrace regarding maintenance behind their residence. 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 Spanish Moss Crossing regarding diseased trees near their residence. A copy of the correspondence is attached. Ms. Carner stated that Glamco will look into this matter further and provide an update at the next Board meeting.

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. Khoshakhlagh updated the Board on development in the District.

CITY OF FULSHEAR MATTERS

The Board discussed City of Fulshear matters.

DISCUSS MEETING SCHEDULE

The Board discussed the regular meeting schedule and concurred to reschedule the July 23, 2025 Board meeting for the first week in August due to a lack of quorum.

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 12:35 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, Section 551.072 of the Texas Government Code to deliberate the purchase, exchange, lease, or value of real property and Section 551.074 of the Texas Government Code to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee. Ms. Carner, Ms. Polk, Mr. Khoshakhlagh, Mr. Trachtenberg and Ms. Phillips also were present. Ms. Carner requested the presence of Mr. Khoshakhlagh, Mr. Trachtenberg and Ms. Phillips in this Executive Session in order for the Board to obtain the necessary legal advice from its attorney, and the Board concurred to have them present.

Mr. Trachtenberg and Ms. Phillips left the meeting at 1:28 p.m.

Mr. Khoshakhlagh left the meeting at 1:32 p.m.

RECONVENE IN OPEN SESSION

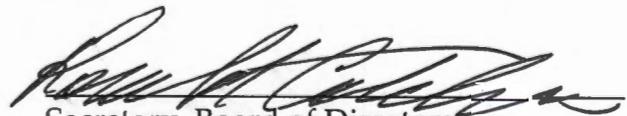
The Board reconvened in Open Session at 1:40 p.m.

ENGINEERING MATTERS (CONT'D)

The Board discussed engaging special counsel. Following discussion, Director Tueting moved to engage McFadden Trachtenberg PLLC, as discussed. Director Catchings 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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