

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

August 5, 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 5th day of August, 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
Vacant	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 Tueting, thus constituting a quorum.

Also present at the meeting were: Jordan Mueller; William McArdle, Jeff Lonner and Nazgul Shenenua, residents of the District; Julie Peak of Masterson Advisors LLC; Rob Fondren of Trend Development, Inc.; Anna Phillips of McFadden Trachtenberg PLLC; DeKecha Shepherd and Stephen Wilcox of Pape-Dawson Engineers, Inc. ("Pape-Dawson"); Bill Sweitzer of Sweitzer & Associates; Marissa Iguess of Myrtle Cruz, Inc.; Shammarie Leon of Bob Leared Interests; Adam Swonke of Gleannloch Landscaping & Maintenance Company ("Glamco"); Michelle Townes of McCall Gibson Swedlund Barfott Ellis PLLC; and Katie Carner and Veronica Seguin of Allen Boone Humphries Robinson LLP ("ABHR").

COMMENTS FROM THE PUBLIC

Mr. Mueller addressed the Board regarding concerns of the slope elevation and drainage of District land adjacent to his property on Rose Ridge Drive. He also noted there is significant vegetation growth through the fence adjoining his property as there does not appear to be a maintenance buffer behind the fence. Discussion ensued. Following discussion, the Board directed Pape-Dawson to investigate the matter further and to provide any recommendations on further action to the Board at the next meeting.

MINUTES

The Board considered approving the minutes of the July 9, 2025, regular meeting. Following review and discussion, Director Catchings moved to approve the minutes of

the July 9, 2025, regular meeting, as presented. Director White seconded the motion, which passed unanimously.

AUDIT FOR FISCAL YEAR END APRIL 30, 2025

Ms. Townes reviewed a draft audit report for the fiscal year ending April 30, 2025. Following review and discussion, Director Catchings moved to approve the audit report, subject to final review, and direct that the audit report be filed appropriately and retained in the District's official records. Director White seconded the motion, which passed unanimously.

DISTRICT WEBSITE MATTERS

There was no discussion regarding this agenda item.

DIRECTOR MATTERS

Mr. McArdle introduced himself and discussed his qualifications to serve on the Board. The Board deferred discussion on this matter to executive session.

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.

Following review and discussion, Director White moved to approve the bookkeeper's report and payment of the bills. 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 99.70% collected as of July 31, 2025.

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.

DISCUSSION OF DEVELOPMENT STATUS FOR 2025 TAX YEAR

Ms. Carner discussed the "truth-in-taxation" property tax calculations and tax levy process for water districts and stated that Chapter 49 of the Texas Water Code establishes categories for water districts, based on a district's development status and/or tax rate. She reviewed the definitions for each of the categories and said the Board must

annually determine the District's category for that tax year and follow the associated notice and levy provisions in the Texas Water Code.

Discussion ensued regarding the District's development status. After fully considering relevant data, information, and statutory definitions, the Board determined that the District is a Developing District for the 2025 tax year.

Following review and discussion, Director Gnospelius moved to adopt a Resolution Regarding Development Status for 2025 Tax Year establishing the District as a Developing District for the 2025 tax year, pursuant to Section 49.23603, Texas Water Code, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Catchings seconded the motion, which passed unanimously.

SERIES 2025 UNLIMITED TAX BONDS ("SERIES 2025 BONDS")

Ms. Peak reviewed a draft Preliminary Official Statement and Official Notice of Sale for the District's issuance and sale of the Series 2025 Bonds. She noted Texas Commission on Environmental Quality ("TCEQ") order approving the Series 2025 Bonds is pending.

The Board considered engaging Moody's to perform a credit rating analysis for the Series 2025 Bonds.

The Board considered appointing a Paying Agent/Registrar and Escrow Agent, if needed, for the Series 2025 Bonds.

The Board considered authorizing the District's financial advisor to advertise for the sale of the Series 2025 Bonds. The Board concurred to tentatively schedule the bond sale on August 27, 2025, subject to receipt of the order approving the bond application from the TCEQ.

The Board considered authorizing McCall Gibson Swedlund Barfoot PLLC ("McCall") to prepare a developer reimbursement report in connection with the Series 2025 Bonds.

Following review and discussion, Director White moved to (1) approve the Preliminary Official Statement and Official Notice of Sale for the Series 2025 Bonds, subject to final review and receipt of the TCEQ order approving the bond application; (2) engage Moody's to perform a credit rating analysis; (3) appoint The Bank of New York Mellon Trust Company, N.A., as the Paying Agent/Registrar and Escrow Agent, if needed, for the Series 2025 Bonds; (4) authorize Masterson Advisors to advertise for the sale of the Series 2025 Bonds, subject to receipt of the TCEQ order approving the bond application; and (5) authorize McCall to prepare the District's developer reimbursement report in connection with the Series 2025 Bonds. Director Catchings seconded the motion, which passed unanimously.

ADOPT RESOLUTION VOTING FOR WATER DISTRICT NOMINEE FOR THE ELECTION OF THE BOARD OF DIRECTORS OF THE FORT BEND CENTRAL APPRAISAL DISTRICT

Ms. Carner discussed the election process for the Board of Directors of the Fort Bend Central Appraisal District. She informed the Board that voting takes place between August 1, 2025, through August 15, 2025, and the District may participate by submitting its ballot prior to August 15, 2025. Following discussion, the Board concurred not to take action on this agenda item.

ENGINEERING MATTERS

Ms. Shepherd reviewed the engineer's report, a copy of which is attached.

EROSION PROTECTION ALONG FULSHEAR CREEK BANK

Ms. Shepherd updated the Board regarding bank erosion along Fulshear Creek, as reflected in her report. She stated Hurtado Construction Company addressed all punch list items and Site Nos. 001 through 004 are complete. Ms. Shepherd further advised that Pape-Dawson, ABHR, and the Natural Resources Conservation Service ("NRCS") had a teleconference on July 22, 2025 to discuss the two Change Orders that were previously presented and the increased construction costs. She stated NRCS will work with the District on this project based on the new totals.

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

UTILITY COMMITMENTS

There was no discussion on this agenda item.

OTHER ENGINEERING MATTERS:

Ms. Shepherd reviewed and presented a CenterPoint Energy Utility Easement (the "Easement") within Fulbrook on Fulshear Creek, Section 11. She requested the Board approve the Easement and authorize execution of same.

UPDATE ON PREPARATION OF BOND APPLICATION

There was no further discussion on this agenda item.

Following review and discussion and based on the engineer's recommendation, Director Catchings moved to (1) approve the engineer's report; and (2) approve the Easement and authorize execution of same and direct that the Easement be filed

appropriately and retained in the District's official records. 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.

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 project, as reflected in his report. He requested authorization to begin design of the Parkside Passage Recreation Center Sitework.

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 Nos. 1 and 3 in the amounts of \$90,860.81 and \$99,404.92, respectively, submitted by Triple E Growers. Mr. Sweitzer next reviewed and presented Change Order No. 1 to increase the contract with Triple E Growers in the amount of \$113,722.00. The Board determined that Change Order No. 1 is beneficial to the District.

Mr. Sweitzer updated the Board on Landscape Development of Fulbrook on Fulshear Creek, Section 11, as reflected in his report. He stated that bids were received and recommended that the Board award the contract to Triple E Landscapes in the amount of \$164,257.00. He also noted Triple E Landscapes has submitted a Change Order to the project to include a \$7,200 City of Fulshear impact fee. The Board concurred that, in its judgment, Triple E Landscapes was a responsible bidder who would be most advantageous to the District and would result in the best and most economical completion of the project.

Mr. Sweitzer updated the Board on Landscape improvements along James Lane and FM 1093, as reflected in his report.

Mr. Sweitzer updated the Board on The Lodge playground equipment replacement, as reflected in his 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) authorize the landscape architect to begin design of the Parkside Passage Drive Recreation Center Sitework; (3) approve the Pay Estimates and Change Orders, as presented; and (4) award the contract to Triple E Landscapes, in the amount of \$164,257.00, for Landscape Development of Fulbrook on Fulshear Creek, Section 11, subject to review of the contract, bonds and certificates of insurance provided by the contractor. Director White seconded the motion, which passed unanimously.

MOWING AND MAINTENANCE OF DISTRICT PROPERTY

Mr. Swonke reviewed and presented a proposal in the amount of \$2975.00 to remove a silt fence behind Southpoint Way.

The Board reviewed and discussed pending resident requests.

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. Mr. Swonke stated the previously approved work is complete.

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. Mr. Swonke stated the previously approved work is complete.

The Board discussed correspondence previously received from a resident on Southpoint Way regarding maintenance behind their residence. Mr. Swonke stated quarterly maintenance will be performed as soon as the property dries up enough for equipment access.

The Board discussed correspondence previously received from a resident on Crest View Terrace regarding maintenance behind their residence. Mr. Swonke stated he will bring a proposal to the next Board meeting to remove trees and regrade the area to establish the 5-foot buffer for standard mowing.

The Board discussed correspondence previously received from a resident on Spanish Moss Crossing regarding trees near their residence. Mr. Swonke stated an arborist has agreed to visit the site to assess the health of the trees.

The Board reviewed correspondence from a resident on Sycamore Way regarding a large tree adjacent to the residential fence line. A copy of the correspondence is attached. Mr. Swonke stated he will bring a proposal for tree removal to the next meeting.

The Board reviewed correspondence from a resident on Southpoint Way requesting silt fencing be removed from behind their residence. A copy of the correspondence is attached. Mr. Swonke stated the silt fencing will be removed, upon the Board's approval of the proposal presented earlier.

The Board reviewed correspondence from a resident on West Farm Way regarding the trimming of trees and removal of downed trees and debris behind their residence. A copy of the correspondence is attached. Mr. Swonke stated he will bring a proposal to the next Board meeting to remove trees and regrade the area to establish the 5-foot buffer for standard mowing.

The Board reviewed correspondence from a resident on Crest View Terrace regarding removal of a District-owned tree from a resident fence line. A copy of the correspondence is attached. Mr. Swonke stated Glamco will remove the tree.

After review and discussion, Director White moved to approve the proposal from Glamco for the removal of the silt fencing behind Southpoint Way, as presented. Director Catchings seconded the motion, which passed unanimously.

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

Ms. Carner stated she is working with Mr. Swonke to prepare the maintenance schedules for the proposed maintenance agreement.

REPORT ON DEVELOPMENT

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

REPORT REGARDING LEGISLATIVE MATTERS

Ms. Carner discussed legislative matters pertaining to the 89th Regular Session of the Texas Legislature.

CITY OF FULSHEAR MATTERS

The Board discussed City of Fulshear matters.

DISCUSS MEETING SCHEDULE

The Board discussed the regular meeting schedule and concurred to hold the next regular Board meeting on August 27, 2025, at 12:00 p.m. at ABHR.

COMMENTS FROM THE PUBLIC (CONT'D)

Mr. Sweitzer responded to inquiries from Mr. Lonner regarding the timeline for completion of the pending sidewalk construction in the District. Mr. Sweitzer stated he will follow up with the sidewalk contractor on completion matters.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTIONS 557.071 AND 551.074, TEXAS GOVERNMENT CODE

The Board convened in Executive Session at 2:49 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 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. Seguin, Ms. Shepherd, Mr. Wilcox, and Ms. Phillips also were present. Ms. Carner requested the presence of Ms. Shepherd, Mr. Wilcox, 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.

Ms. Phillips and Mr. Wilcox left the meeting at 3:09 p.m.

Ms. Shepherd left the meeting at 3:13 p.m.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION

The Board reconvened in Open Session at 3:16 p.m.

MOWING AND MAINTENANCE OF DISTRICT PROPERTY (CONT.)

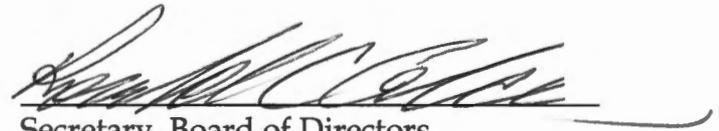
After discussion, Director Catchings moved to authorize Glamco to install barrier fencing around access points along Trickle Creek Court for an amount not to exceed \$2,000. Director White seconded the motion, which passed unanimously.

DIRECTOR MATTERS (CONT.)

The Board concurred to defer on this matter to the next Board meeting.

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




Secretary, Board of Directors

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