

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

October 22, 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 22nd day of October, 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
William K. White	Vice President
Ronald Catchings	Secretary
Russell R. Laird	Assistant Secretary/ Asst. Vice President
Todd Gnospelius	Assistant Secretary/ Asst. Vice President

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

Also present at the meeting in person or via teleconference were William McArdle and Leah Troville, residents of the District; Anna Phillips of McFadden Trachtenberg PLLC; Christine Crowell of Masterson Advisors LLC; Rob Fondren of Trend Development, Inc.; Adam Swonke of Gleannloch Landscaping & Maintenance Company ("Glamco"); Jennifer Vossler of McCall Gibson Swedlund Barfoot PLLC; Alex Khoshakhlagh of Pape-Dawson Engineers, Inc ("Pape-Dawson"); 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

Ms. Troville addressed the Board regarding the condition of trees near her residence and inquired about the location of the erosion along Fulshear Creek. Director Tueting informed Ms. Troville that the Board had a certified arborist inspect the trees and they did not recommend removal of any of the trees adjacent to her property. Ms. Carner stated the erosion matter would be addressed under agenda item no. 12.

MINUTES

The Board considered approving the minutes of the September 24, 2025, regular meeting. Following review and discussion, Director Catchings moved to approve the minutes of the September 24, 2025, regular meeting, as presented. Director White seconded the motion, which passed unanimously.

DISTRICT WEBSITE MATTERS

Ms. Carner noted that winter weather preparedness tips will be posted to the District’s website in November.

DIRECTOR MATTERS

ACCEPT RESIGNATION OF DIRECTOR GNOSPELIUS AND APPOINT NEW DIRECTOR

Ms. Carner reminded the Board that Director Gnospelius has submitted his resignation from the Board of Directors. She noted Mr. McArdle’s continued interest in serving on the Board of Directors. Following discussion, Director Catchings moved to (1) accept the resignation of Director Gnospelius; and (2) appoint Bill McArdle to the Board of Directors for the remainder of the term ending May 5, 2029. Director Tueting seconded the motion, which passed unanimously.

APPROVE SWORN STATEMENT, OFFICIAL BOND, AND OATH OF OFFICE

Ms. Carner stated that Director McArdle has executed a Sworn Statement, Official Bond, and Oath of Office as required by the Texas Constitution and Texas Water Code.

RE-ORGANIZE THE BOARD OF DIRECTORS AND AUTHORIZE EXECUTION OF DISTRICT REGISTRATION FORM

The Board then considered reorganizing the Board. After discussion, the Board concurred to reorganize the Board as follows:

Brooks D. Tueting	President
William K. White	Vice President
Ronald Catchings	Secretary
Ryan Laird	Assistant Secretary/ Asst. Vice President
Bill McArdle	Assistant Secretary/ Asst. Vice President

Ms. Carner stated the District Registration Form must be filed with the Texas Commission on Environmental Quality (“TCEQ”) to show the new slate of officers.

TEXAS OPEN MEETINGS ACT TRAINING AND PUBLIC INFORMATION ACT TRAINING

Ms. Carner next distributed and reviewed a memorandum regarding Texas Open Meetings Act and Public Information Act training requirements for

Directors and noted Director McArdle is required to receive his training within 90 days and to forward his certificate of completion to ABHR for inclusion in the District's permanent records.

### CONFLICT OF INTEREST DISCLOSURES

Ms. Carner next reviewed with the Board legislation enacting Chapter 176 of the Texas Local Government Code, which requires directors and consultants to disclose certain conflicts of interest. Ms. Carner reviewed with the Board the forms adopted by the Texas Ethics Commission for making disclosures under Chapter 176 and noted that the forms are required to be filed with the records administrator for the District. Ms. Carner encouraged the Board to contact ABHR if assistance is needed in determining whether a conflict requires disclosure or in making a required disclosure.

Following review and discussion, Director Catchings moved to (1) approve Director McArdle's Sworn Statement, Official Bond, and Oath of Office, and direct that they be filed and retained in the District's official records and that the Oath of Office be filed with the Secretary of State of the State of Texas; (2) approve the reorganization of the Board, with Director McArdle appointed as Assistant Secretary/Assistant Vice President; and (3) authorize ABHR to file the District Registration Form with the TCEQ and that it be filed and retained in the District's official records. Director White seconded the motion, which passed unanimously.

### APPROVE DEVELOPER REIMBURSEMENT REPORT FOR SERIES 2025 UNLIMITED TAX BONDS ("SERIES 2025 BONDS") AND AUTHORIZE DISBURSEMENT OF BOND PROCEEDS

Ms. Vossler reviewed a draft developer reimbursement report reflecting the amounts to be disbursed from the proceeds of the District's Series 2025 Bonds.

Following review and discussion, Director Tueting moved to approve the developer reimbursement report, subject to final review, and authorize the disbursement of the amounts shown in the final reimbursement report. 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.

Following review and discussion, Director Catchings moved to approve the bookkeeper's report and payment of the bills. Director White 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 99.86% collected as of September 30, 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.

## 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 stated the extension request letter to the Natural Resources Conservation Service ("NRCS") was submitted on September 25, 2025.

Mr. Khoshakhlagh informed the Board of \$618.93 remaining to be paid by NRCS for Site Nos. 001 through 004 and requested the Board advise him regarding whether to submit a reimbursement request to NRCS for the remaining amount. Following discussion, the Board concurred to decline to seek reimbursement for the remaining \$618.93 from NRCS.

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:

Mr. Khoshakhlagh updated the Board on the execution of the drainage easement (the "Easement") to the District from WBH Ranches, LP and Rosemary J. Harrison, as Independent Executor of the Estate of Dan J. Harrison for a 0.714 Acre tract in connection with the eastern channel erosion rehabilitation work. He stated the fully executed Easement was received.

Mr. Khoshakhlagh updated the Board on the execution of the Temporary Right of Entry Agreement between the District and DJH Ranching LP ("DJH") for survey work to be performed on the future Fulshear Trace corridor. He stated the

fully executed agreement was received and Pape-Dawson will await coordination with BGE, Inc. to schedule the survey work.

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.

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 informed the Board of invoices received from the City of Fulshear (the "City") for impact fees for irrigation water meters. Discussion ensued. Following discussion, the Board requested Mr. Sweitzer obtain a cost breakdown from the City to confirm that the District is only being charged for the new meters.

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. 6 in the amount of \$101,986.64, 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. He reviewed and recommended approval of Pay Estimate No. 2 in the amount of \$20,076.28, submitted by Triple E Growers. Mr. Sweitzer next updated the Board on the purchase of a solar panel to provide temporary solar power for the operation of the irrigation system. Following discussion, Mr. Sweitzer stated the change order for an amount not to exceed \$2,500.00 for solar power is no longer needed and will not be incorporated in the contract.

Mr. Sweitzer updated the Board on The Lodge playground equipment replacement, as reflected in his report. He stated equipment has been replaced and

payment has been released.

Mr. Sweitzer updated the Board on the Nott Farm Playground bench replacement and park improvements, as reflected in his report. He stated Glamco has ordered the benches. He next reviewed and presented options for park improvements for the Board's consideration. The Board deferred discussion on the proposed park improvements to the next meeting.

Mr. Sweitzer updated the Board on discussion from the last Board meeting regarding capping the well at The Lodge lake. He stated he spoke with Lake Management Services L.P. ("LMS") who advised the cost to perform the work would be approximately \$4,000.00. Mr. Sweitzer stated LMS recommended keeping the well. Following discussion, the Board concurred not to take any action.

Discussion ensued regarding maintenance of the southern detention facility.

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 the Pay Estimate No. 6 for Landscape Development of Fulbrook on Fulshear Creek, Sections 17, 18, and 19, including the Fulshear Trace sidewalk extension in the amount of \$101,986.64, submitted by Triple E Growers; and (3) approve the Pay Estimate No. 2 for Landscape Development of Fulbrook on Fulshear Creek, Section 11 in the amount of \$20,76.281, submitted by Triple E Growers. Director Laird 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 Summer Place Court regarding a one-time clean up behind their residence. Mr. Swonke presented and reviewed a proposal for a one-time clean-up of the southern bank of Fulshear Creek behind Summer Place Court, Sycamore Way, and Woodgate in the amount of \$7,340.00. A copy of the proposal is attached. He informed the Board of several residents who have unauthorized encroachments on District property. The Board requested Mr. Swonke provide pictures and addresses to ABHR so correspondence can be sent requesting the removal of encroachments.

Discussion ensued regarding maintenance of Fulbrook on Fulshear Creek, Section 11.

Mr. Sweitzer informed the Board of additional damage at the end of Crossfield Court. Ms. Carner requested Mr. Sweitzer provide photographs of the damage to provide to Counsel for WBH Ranches, LP and to provide a proposal to repair the damage.

The Board reviewed correspondence from a resident on Trickle Creek Court regarding a damaged tree behind their residence and inquiring about the repair of a broken hinge on their wrought iron fence gate. A copy of the correspondence is attached. Mr. Swonke stated Glamco recommends removal of the tree and requested the Board authorize an amount not to exceed \$2,250.00 to complete the work. Ms. Carner stated the Fulbrook on Fulshear Creek Homeowners Association addressed the gate issue with the resident.

The Board reviewed correspondence from a resident on Crossfield Court regarding maintenance of the southern detention facility behind their residence and completion of the trail behind Crossfield Court. A copy of the correspondence is attached. Discussion ensued. Following discussion, the Board directed Mr. Sweitzer to request LMS to prepare a proposal for maintenance of the southern detention facility and attend the December Board meeting to discuss the matter.

The Board reviewed correspondence from a resident on Watershed Way regarding a fallen tree behind their residence. A copy of the correspondence is attached. Discussion ensued. Following discussion, the Board directed Mr. Swonke to proceed with cutting down and hauling off the fallen tree for an amount not to exceed \$1,500.00.

Mr. Swonke reviewed and presented a proposal in the amount of \$3,250.00 for erosion repairs behind Spanish Moss Crossing, as previously discussed by Ms. Troville. A copy of the proposal is attached.

Mr. Swonke reviewed and presented a proposal in the amount of \$2,750.00 to extend the concrete weir at The Lodge pond. A copy of the proposal is attached.

After review and discussion, Director Tueting moved to (1) approve the proposal in the amount of \$7,340.00 for a one-time clean-up of the southern bank of Fulshear Creek behind Summer Place Court, Sycamore Way, and Woodgate; (2) approve an amount not to exceed \$2,250.00 for Glamco to remove a damaged tree behind Trickle Creek Court; (3) approve an amount not to exceed \$1,500.00 to cut down and haul off a fallen tree behind Watershed Way; (4) approve the proposal in the amount of \$3,250.00 for erosion repair behind Spanish Moss Crossing; and (5) approve the proposal in the amount of \$2,750.00 to extend the concrete weir at The Lodge pond. Director Catchings seconded the motion, which passed unanimously.

Ms. Carner reviewed correspondence from a resident on West Farm Way regarding removal of trees and debris behind their residence. A copy of the correspondence is attached. She stated Glamo has completed removal of the trees and debris.

#### REPORT ON DEVELOPMENT

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

#### ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") MATTERS, INCLUDING BYLAWS VOTE AND VOTER REPRESENTATIVE CONFIRMATION

Ms. Carner stated that AWBD members will have the opportunity to vote on proposed AWBD Bylaws clarifications and updates. She stated that AWBD is requesting that Districts designate a voting member representative who will be able to cast a ballot on behalf of the District in the 2026 AWBD Bylaws Amendment Election. Following discussion, the Board concurred to confirm the designation of Director Catchings as the District's voting member representative.

#### CITY OF FULSHEAR (THEY "CITY") MATTERS

There was no discussion regarding this agenda item.

#### DISCUSS MEETING SCHEDULE

The Board concurred to hold their next regular meeting on Wednesday, December 10, 2025, at 12:00 p.m. at The Lodge in the District.

Director Catchings requested a representative of the North Fort Bend Water Authority attend the December Board meeting.

#### COMMENTS FROM THE PUBLIC (CONT'D)

There were no additional comments from the public.

#### CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTIONS 557.071 TEXAS GOVERNMENT CODE

The Board convened in Executive Session at 1:23 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. Ms. Carner, Ms. Polk, Mr. Khoshakhlagh, and Ms. Phillips also were present. Ms. Carner and Ms. Phillips 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 AND AUTHORIZE APPROPRIATE ACTION

The Board reconvened in Open Session at 2:19 p.m.

ENGINEERING MATTERS (CONT'D)

The Board discussed the eastern channel erosion. Following discussion, Director Catchings moved to appoint Directors Laid and White to the Drainage/Erosion Committee for the eastern channel erosion project. Director White seconded the motion, which passed unanimously.

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



*[Handwritten Signature]*  
Secretary, Board of Directors

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