

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

August 27, 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 27th 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 Gnospelius, thus constituting a quorum.

Also present at the meeting in person or via teleconference William McArdle, Ryan Laird, and Michael Francis, residents of the District; Julie Peak of Masterson Advisors LLC; Rob Fondren of Trend Development, Inc.; Alex Khoshakhlagh of Pape-Dawson Engineers, Inc.; Bill Sweitzer of Sweitzer & Associates; Marissa Iguess of Myrtle Cruz, Inc.; Shammari Leon of Bob Leared Interests; Adam Swonke of Gleannloch Landscaping & Maintenance Company ("Glamco"); and 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 August 5, 2025, regular meeting. Following review and discussion, Director Catchings moved to approve the minutes of the August 5, 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

The Board deferred discussion on this matter to executive session.

## 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.

Following review and discussion, Director Catchings moved to approve the bookkeeper's report and payment of the bills. Director Tueting 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 99.8% 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 2025 TAX RATE, SET PUBLIC HEARING DATE, AND AUTHORIZE NOTICE OF PUBLIC HEARING

The Board considered the District's 2025 tax rate. Ms. Peak distributed and reviewed a debt service tax rate analysis reflecting the recommendation for the District to levy a 2025 debt service tax rate of \$0.64 per \$100 of assessed valuation. A copy of the debt service tax rate analysis is attached. The Board then discussed the District's operation and maintenance tax rate and Ms. Peak discussed the two-step process for setting the District's tax rate.

Following review and discussion, Director Tueting moved to (1) set the public hearing date for September 24, 2025, at the Lodge within the District; and (2) authorize the tax assessor/collector to publish notice of the District's meeting on September 24, 2025, to set the proposed 2025 total tax rate of \$0.84 per \$100 of assessed valuation, with \$0.64 allocated for debt service and \$0.20 allocated for operations and maintenance. Director Catchings seconded the motion, which passed unanimously.

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

Ms. Peak informed the Board that the Texas Commission on Environmental Quality ("TCEQ") order approving the Series 2025 Bonds is still pending. She requested the Board re-approve the Preliminary Official Statement and Official Notice of Sale for

the District's issuance and sale of the Series 2025 Bonds to reflect the updated sale date of September 24, 2025 and closing date of October 28, 2025.

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 September 24, 2025, subject to receipt of the order approving the bond application from the TCEQ.

Following review and discussion, Director Catchings moved to (1) approve the Preliminary Official Statement and Official Notice of Sale for the Series 2025 Bonds, reflecting the new sale and closing dates, as discussed, subject to final review and receipt of the TCEQ order approving the bond application; (2) engage Moody's to perform a credit rating analysis; and (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. 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 revised Pay Estimate No. 3 and Final in lieu of the Pay Estimate approved at the August 5, 2025 Board meeting for Site Nos. 001 through 004 in the amount of \$590,964.00, submitted by Hurtado Construction Company ("Hurtado"). Mr. Khoshakhlagh noted that the Natural Resources Conservation Service approved their 75 percent share on August 21, 2025 in the amount of \$443,223.00.

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 informed the Board of someone accessing the southern end of Crossfield Court in Fulbrook on Fulshear Creek, Section 18 to access the adjacent property. He stated it appears someone is clearing out trees on the adjacent property. Discussion ensued. Following discussion, the Board directed Mr. Fondren to speak with the landowner to consider entering into an agreement for a temporary right of entry and the previously requested easement in connection with the eastern channel erosion project.

Mr. Khoshakhlagh next reported that a builder advised that one sanitary sewer connection is missing on Silverbell Court in Fulbrook on Fulshear Creek, Section 17. He next presented and reviewed a bid to install the missing sanitary sewer service line. He recommended that the Board award the contract to Hurtado in the amount of \$12,084.00. The Board concurred that, in its judgement, Hurtado was a responsible bidder who would be most advantageous and would result in the best and most economical completion of the project.

Mr. Khoshakhlagh informed the Board of correspondence received from a resident regarding grading of lot 21 in Fulbrook on Fulshear Creek, Section 11. He stated that to the property borders a wetlands reserve and that during high rain events, part of the backyard would hold water. Discussion ensued. Following discussion, the Board concurred that the grading of the lot is the builder's responsibility and requested Mr. Fondren and Mr. Khoshakhlagh discuss the issue with the builder.

Following review and discussion and based on the engineer's recommendation, Director Catchings moved to (1) approve the engineer's report; (2) approve revised Pay Estimate No. 3 and Final in the amount of 590,964.00 for the Erosion Protection along Fulshear Creek Bank Site Nos. 001 through 004, submitted by Hurtado; and (3) award the contract for construction of the sanitary sewer service line to Hurtado in the amount of \$12,084.00, based upon the engineer's recommendation and subject to review of the certificate(s) of insurance and endorsements, if any, provided by the contractor. Director White 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 No. 4 in the amount of \$224,139.11, 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 The Lodge playground equipment replacement, as reflected in his report.

Ms. Carner reviewed correspondence received from the Fulbrook on Fulshear Creek Homeowners Association ("HOA") regarding the need for new playground equipment, benches and the trimming of trees at the Nott Farm Crossing playground. A copy of the correspondence is attached. Mr. Sweitzer stated he is currently looking into cost to replace the playground equipment, and he will coordinate with Mr. Swonke on the trimming of trees. He next presented and reviewed a proposal for benches to be installed at Nott Farm Crossing playground, prepared by Paul E. Allen Company, Inc. in the amount of \$4,934 plus \$600 for installation of said benches by Glamco.

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. 4 for Landscape Development of Fulbrook on Fulshear Creek, Sections 17, 18, and 19, including the Fulshear Trace sidewalk extension in the amount of \$224,139.11, submitted by Triple E Growers; and (3) approve the proposal in the amount of \$4,934 plus \$600.00 for installation for benches to be installed at the Nott Farm Crossing playground. 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 Southpoint Way regarding maintenance behind their residence. Mr. Swonke stated quarterly maintenance will be performed next week.

The Board discussed correspondence previously received from a resident on Crest View Terrace regarding maintenance behind their residence. Mr. Swonke stated quarterly maintenance will be performed next week.

The Board discussed correspondence previously received from a resident on Spanish Moss Crossing regarding trees near their residence. Mr. Swonke stated an arborist visited the site and stated trees are healthy and do not require any maintenance.

The Board discussed correspondence previously received from a resident on Sycamore Way regarding a large tree adjacent to the residential fence line. Mr. Swonke stated the large tree has been removed.

The Board discussed correspondence previously received from a resident on Southpoint Way requesting silt fencing be removed from behind their residence. Mr. Swonke stated the silt fencing has been removed.

The Board discussed correspondence previously received from a resident on West Farm Way regarding the trimming of trees and removal of downed trees and debris behind their residence adjacent to the Nott Farm Crossing playground. Mr. Swonke stated Glamco met with an arborist who recommended trimming and thinning out of trees. He requested the Board authorize an amount not to exceed \$2,050.00 to complete the work.

The Board reviewed correspondence from a resident regarding concerns of a fungus on trees on Crest View Terrace. A copy of the correspondence is attached. Mr. Swonke stated the arborist reported the trees have wooly aphids. He stated Glamco will spray the trees and bill the HOA for the work, since those trees belong to the HOA.

After review and discussion, Director Catchings moved to approve an amount not to exceed \$2,050.00 for Glamco to trim and thin out trees behind West Farm Way near the Nott Farm Crossing playground. Director White seconded the motion, which passed unanimously.

Mr. Swonke updated the Board on the installation of safety fencing on Trickle Creek Court. He stated the fencing will be installed next week.

Ms. Carner reviewed correspondence received from the HOA regarding tree trimming in the community. She stated some of the trees are on HOA property and some are on District property and the HOA wanted to confirm that the District authorized the

trimming project as some of the trees are on District property. Following discussion, the Board concurred to authorize the HOA to proceed with the tree trimming project.

Mr. Khoshakhlagh informed the Board of correspondence from the HOA regarding damaged pavers on the roundabout on Fulshear Trace and inquiring if the District would handle any repairs. Following discussion, the Board directed Mr. Khoshakhlagh to inform the HOA that any road maintenance is handled by the City of Fulshear.

#### REPORT ON DEVELOPMENT

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

#### CITY OF FULSHEAR 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 September 24, 2025, at 12:00 p.m. at the Lodge in the District.

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

There were no additional comments from the public.

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

The Board convened in Executive Session at 1:30 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. 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.

Mr. Khoshakhlagh left the meeting at 1:49 p.m.

#### RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION

The Board reconvened in Open Session at 1:52 p.m.

DIRECTOR MATTERS (CONT.)

The Board continued discussion regarding appointment of a Director to fill the vacant position. Following discussion, the Board concurred to appoint Mr. Laird to the vacant position.

APPOINT NEW DIRECTOR

Following discussion, Director White moved to appoint Ryan Laird to the Board of Directors for the remainder of the term ending May 8, 2027. Director Tueting seconded the motion, which passed unanimously.

APPROVE SWORN STATEMENT, OFFICIAL BOND, AND OATH OF OFFICE

Ms. Carner stated that Director Laird must execute 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
Todd Gnospelius	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

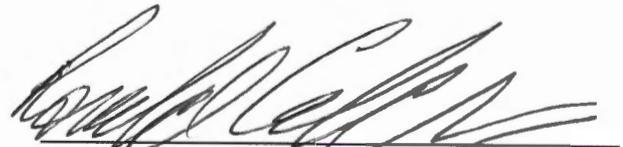
Ms. Carner next distributed and reviewed a memorandum regarding Texas Open Meetings Act and Public Information Act training requirements for Directors and noted Director Laird is required to receive his training within 90 days and to forward his certificate of completion to ABHR for inclusion in the 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 Tuetting moved to (1) approve Director Laird'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 White as Vice President and Director Laird as Assistant Secretary/ Assistant Vice President; and (4) 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.

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



Secretary, Board of Directors



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