

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

December 10, 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 10th day of December, 2025, at the Lodge Welcome Center, 5005 Lodge Lake Drive, Fulshear, Texas, inside 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
Bill McArdle	Assistant Secretary/ Asst. Vice President

and all of the above were present except Directors Tueting and McArdle, thus constituting a quorum.

Also present at the meeting were Rob Fondren of Trend Development, Inc.; Carmen Guzman of the Fulbrook on Fulshear Creek Homeowners Association; Alex Khoshakhlagh of Pape-Dawson Engineers, Inc ("Pape-Dawson"); Bill Sweitzer of Sweitzer & Associates; Casey Fletcher of Lake Management Services LP ("LMS"); Marissa Igness of Myrtle Cruz, Inc.; Shammara Leon of Bob Leared Interests; Matt Froehlich of the North Fort Bend Water Authority; Katie Carner and Shammara Polk of Allen Boone Humphries Robinson LLP ("ABHR"); and residents of the District as shown on the attached list.

COMMENTS FROM THE PUBLIC

Mr. Friedhoff addressed the Board regarding erosion concerns along Fulshear Creek and the eastern channel. Ms. Carner stated erosion matters will be addressed under agenda item no. 8.

Ms. Maklary addressed the Board regarding erosion concerns along Fulshear Creek and the eastern channel. Ms. Carner stated erosion matters will be addressed under agenda item no. 8

Mr. Degner addressed the Board regarding silting in the pond across from Lodge Lake Drive. Ms. Carner stated this will be addressed under agenda item no. 8.

MINUTES

The Board considered approving the minutes of the October 22, 2025, regular meeting and the November 7, 2025, special meeting. Following review and discussion, Director Catchings moved to approve the minutes of the October 22, 2025, regular meeting and the November 7, 2025, as presented. Director White seconded the motion, which passed unanimously.

DISTRICT WEBSITE MATTERS

Ms. Carner discussed correspondence received from Director White regarding unauthorized access to the creek. Discussion ensued. Following discussion, the Board requested Gleannloch Landscaping & Maintenance Company ("Glamco") to bring a proposal to the next Board meeting for additional signage along the creek and for Ms. Carner to prepare a notice for the District's website.

Ms. Carner informed the Board that the winter preparedness tips are on the District's website.

REPORT FROM NORTH FORT BEND WATER AUTHORITY ("NFBWA")

Mr. Froehlich introduced himself to the Board and provided an update on the proposed schedule for the NFBWA's future delivery of surface water to property within the City of Fulshear. Discussion ensued.

TRAVEL REIMBURSEMENT GUIDELINES AND DIRECTOR EXPENSES FOR THE ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") WINTER CONFERENCE

Ms. Carner reviewed the District's Travel Reimbursement Guidelines, and the Board discussed expenses for the upcoming AWBD winter conference. Following review and discussion, Director Catchings moved to authorize one fee of office and reasonable meals for any Director attending the conference, to be submitted in accordance with the District's Guidelines. 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 requested to void check nos. 4918 and 4919.

Following review and discussion, Director Catchings moved to approve the bookkeeper's report and payment of the bills, excluding check nos. 4918 and 4919, as discussed. Director White seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Leon reviewed the tax assessor/collector's reports, a copy of which are attached. She reported that the District's 2025 taxes were 5.5% collected as of November 30, 2025.

Following review and discussion, Director White moved to approve the tax assessor/collector's report and payment of the tax bills. Director Catchings 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 and the eastern channel, as reflected in his report. He stated on November 17, 2025, the Natural Resources Conservation Service ("NRCS") advised that the District's extension request was approved, and the new expiration date is October 5, 2026.

Mr. Khoshakhlagh next presented and reviewed the revised design concept for Site No. 005, a copy of which is included in the engineer's report. He stated the revised estimated cost for the project is \$4,037,992.50. Discussion ensued. Following discussion, the Board concurred to defer further discussion on Site No. 005 to executive session.

REVIEW AND, IF APPROPRIATE, APPROVE AMENDED AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES WITH PAPE-DAWSON CONSULTING ENGINEERS, LLC

Mr. Khoshakhlagh reviewed and presented an Amended Agreement for Professional Engineering Services with Pape-Dawson, a copy of which is included in the engineer's report.

UTILITY COMMITMENTS

There was no discussion on this agenda item.

OTHER ENGINEERING MATTERS

Mr. Khoshakhlagh informed the Board of correspondence received regarding the Concrete Batch Plant on FM 1093 that was improperly washing their

concrete trucks onto the road, which could have entered into the District's drainage and storm sewer system. He stated the area project manager took immediate corrective action and assured him that this will not happen again.

The Board discussed Berg Oliver Associates, Inc. ("Berg Oliver") conducting a phase I environmental site assessment for the 4.624-acre tract on the southwest corner of Fulbrook on Fulshear Creek, Section 12. Ms. Carner informed the Board that ABHR has not yet received the proposal and requested the Board approve the preparation of a phase I environmental site assessment in the amount of \$3,480.00 and authorize execution of the proposal, subject to receipt.

Ms. Carner requested the Board consider re-approving the revised Interlocal Agreement for Drainage Channel Improvements and Maintenance between the District and Fulshear Municipal Utility District No. 2 (the "Interlocal Agreement"), subject to finalization.

The Board discussed maintenance of the lake on Lodge Lake Drive. Following discussion, the Board directed Mr. Khoshakhlagh to coordinate with Cibor, Inc. regarding soil testing to determine the causes for the issue and then look into options available to address the issues.

Following review and discussion, Director Catchings moved to (1) approve the engineer's report; (2) approve a phase I environmental site assessment prepared by Berg Oliver in the amount of \$3,480.00 and authorize execution of the proposal for same, subject to receipt; and (3) approve the Interlocal Agreement, subject to finalization, and direct that the Interlocal Agreement 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 additional 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 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. 8 in the amount of \$2,835.00, 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. 4 in the amount of \$73,990.21, submitted by Triple E Growers.

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. Discussion ensued regarding options for park improvements. Following discussion, the Board concurred not to proceed with any additional improvements at this time and to re-evaluate at a later date.

Mr. Sweitzer updated the Board on discussion from the last Board meeting regarding capping the well at The Lodge lake. Mr. Fletcher recommended keeping the well. Following discussion, the Board concurred not to take any action.

The Board discussed maintenance of the southern detention facility. Ms. Carner reviewed two proposals from LMS previously presented to the Board in the amounts of \$5,050.48 for a one-time clean up and \$7,041.00 annually for monthly chemical treatments. Discussion ensued. Following discussion, the Board concurred to approve the two proposals in the amounts of \$5,050.48 for a one-time clean up to be completed in February or March of 2026 and \$7,041.00 annually for the monthly chemical treatments.

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. 8 for Landscape Development of Fulbrook on Fulshear Creek, Sections 17, 18, and 19, including the Fulshear Trace sidewalk extension in the amount of \$2,835.00, submitted by Triple E Growers; (3) approve the Pay Estimate No. 4 for Landscape Development of Fulbrook on Fulshear Creek, Section 11 in the amount of \$73,990.21, submitted by Triple E Growers; and (4) approve two proposals prepared by LMS in the amounts of \$5,050.48 for a one-time clean up to be completed in February or March of 2026 and \$7,041.00 annually for the monthly chemical treatments for the southern detention facility. 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 Summer Place Court regarding a one-time clean up behind their residence. Ms. Carner stated Glamco confirmed the previously approved work was completed. She stated that additional correspondence was received from the resident regarding additional debris in the area. Ms. Carner stated Glamco confirmed that the standard one-time maintenance was completed and requested the resident provide photographs of the areas of concern.

The Board discussed correspondence previously received 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. Ms. Carner informed the Board that Glamco confirmed the previously approved work was completed.

The Board discussed correspondence previously received from a resident on Crossfield Court regarding maintenance of the southern detention facility behind their residence and completion of the trail behind Crossfield Court. Ms. Carner reminded the Board of the two proposals previously approved for the one-time clean up and monthly chemical treatments of the southern detention facility.

The Board discussed correspondence previously received from a resident on Watershed Way regarding a fallen tree behind their residence. Ms. Carner informed the Board that Glamco confirmed the previously approved work was completed.

Ms. Carner informed the Board of correspondence received from a resident on Heather Crossing Road requesting permission to encroach and/or modify District property. A copy of the correspondence is attached. Ms. Carner informed the Board that the resident was notified of the District's policy against resident encroachment on or modifications to District property and was directed to the District's website for further information.

Ms. Carner informed the Board of residents who hired landscapers to trim and cut down trees on District property. She stated the residents were notified they were not allowed to encroach or modify District property. Discussion ensued. Following discussion, the Board directed Ms. Carner to send a letter to the residents reminding them of the District's policy against resident modifications to District property.

REPORT FROM LAKE MANAGEMENT ON DETENTION FACILITY MAINTENANCE, INCLUDING RELATED PROPOSALS

There was no additional discussion regarding this agenda item.

REPORT ON DEVELOPMENT

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

ATTORNEY'S REPORT

REVIEW AND UPDATE EMINENT DOMAIN REPORT TO THE TEXAS COMPTROLLER

Ms. Carner stated ABHR filed the District's 2025 eminent domain report, as required, with the Texas Comptroller.

HISTORICAL BOND AND TAX REPORT TO COMPTROLLER

Ms. Carner presented a memorandum regarding requirements for taxing units to submit certain information about proposed and issued bonds and tax rate elections to the Comptroller for incorporation into a public database, a copy of which is attached. She stated that ABHR will work with the District's consultants to prepare and submit the required information by the reporting deadline, if required.

REVIEW ARBITRAGE REBATE REPORTS FOR THE SERIES 2015 AND 2020 BONDS

Ms. Carner reviewed the Arbitrage Rebate Report for the District's Unlimited Tax Bonds, Series 2015 and Series 2020, prepared by OmniCap Group LLC. She stated the reports reflect that no arbitrage rebate or yield reduction payments are due to the Internal Revenue Service.

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, January 28, 2026, at 12:00 p.m. at the offices of ABHR.

COMMENTS FROM THE PUBLIC (CONT'D)

Mr. Friedhoff addressed the Board regarding access for erosion repairs and the projected timeline for completion of Site No. 005. Mr. Khoshakhlagh discussed the process for access and the projected timeline for completion.

Ms. Maklary addressed the Board regarding development of the commercial property. Mr. Fondren advised there are no updates at this time.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTIONS 551.071 TEXAS GOVERNMENT CODE AND SECTION 551.072 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 and Section 551.072 of the Texas Government Code to deliberate the purchase, exchange, lease, or value of real property. 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 AND AUTHORIZE APPROPRIATE ACTION

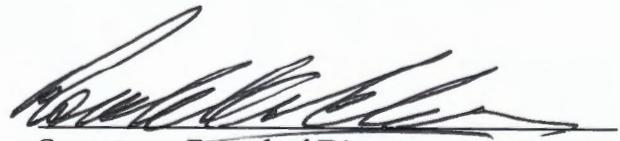
The Board reconvened in Open Session at 1:41 p.m.

ACQUISITION OF REAL PROPERTY, INCLUDING CONSIDER USE OF EMINENT DOMAIN AUTHORITY TO CONDEMN PROPERTY AND, IF APPROPRIATE, ADOPT RESOLUTION AUTHORIZING ACQUISITION OF REAL PROPERTY TO CONFIRM THE EXISTENCE OF A PUBLIC NECESSITY FOR THE ACQUISITION OF CERTAIN PROPERTIES AND PROPERTY INTERESTS ALONG THE ROUTE DESCRIBED IN THE RESOLUTION AND AUTHORIZE THE INITIATION OF CONDEMNATION PROCEEDINGS TO ACQUIRE SUCH PROPERTIES AND PROPERTY INTERESTS

The Board considered approval of a Resolution Authorizing Acquisition of Real Property (the "Resolution"). Following review and discussion, Director Catchings moved that the Board of Directors of Fulshear Municipal Utility District No. 1 of Fort Bend County, in a record vote, adopt the proposed Resolution and authorize the use of the power of eminent domain to acquire property interests necessary for the construction, operation, maintenance, and repair of storm sewer drainage facilities and appurtenances to serve residents and property within the District across, along, under, over, upon, and through the property described and depicted in Exhibit A attached to the Resolution. Director White seconded the motion, which passed unanimously following a roll call vote.

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




Secretary, Board of Directors

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