

MINUTES OF MEETING
BOARD OF DIRECTORS

September 22, 2021

THE STATE OF TEXAS §

COUNTY OF FORT BEND §

FULSHEAR MUNICIPAL UTILITY DISTRICT NO. 2 §

The Board of Directors (the “Board”) of Fulshear Municipal Utility District No. 2 of Fort Bend County (the “District”) met in special session on Wednesday, September 22, 2021 at 9 Greenway Plaza, Suite 1000, Houston, Texas, a designated meeting place outside the boundaries of the District, whereupon, the roll was called of the members of the Board, to-wit:

McCay Dickson	President
Mary Alford	Vice President
Connie McMaken	Secretary
Jeff Hogan	Assistant Secretary
Joe Goodwin	Assistant Secretary

All members of the Board of Directors were present except Director Goodwin, thus constituting a quorum.

Also in attendance by phone call were Christina Cole of Myrtle Cruz, Inc., Bookkeepers for the District; Brenda McLaughlin of Bob Leared Interests, the District's tax collector (“TAC”); Noah Worley of DHK Fulshear LP, a developer within the District; and John Cannon, attorney, and Beth Van Doren, paralegal, of Coats|Rose, P.C. (“Coats|Rose”), Attorneys for the District

Whereupon, the meeting was called to order at 12:00 p.m. Copies of the notices of the meeting are attached hereto as Exhibit “A”.

HEAR FROM PUBLIC

No member of the public was present.

PUBLIC HEARING ON PROPOSED 2021 TAX RATE

The Board opened the meeting to a public hearing on the proposed 2021 tax rate for the District at 12:03 p.m. The Board recognized Mr. Cannon who reminded the Board that at the District's meeting on August 25, 2021, the Board discussed the District's tax rate for 2021. At such meeting the Board established its intent to set and levy a 2021 tax rate of \$1.20 per \$100 of assessed valuation, which tax shall be allocated a maintenance and operations tax of \$0.79 per \$100 assessed valuation for the 2021 tax year and a Road Debt Service tax rate of \$0.41 per \$100 assessed valuation for the 2021 tax year. Mr. Cannon also stated that the notice of the proposed 2021 tax rate of \$1.20 per \$100 assessed value was published, as required by the Texas Water Code, in a newspaper of general circulation in Fort Bend County at least seven days prior to this public hearing. The Board noting that there were no members of the public present who wished to comment on the 2021 tax rate, closed the public hearing at 12:04 p.m. and resumed the meeting.

ORDER SETTING TAX RATE FOR 2021

Consideration was then given to the adoption of an Order Setting Tax Rate for 2021. Upon a motion made by Director Alford, seconded by Director Hogan, after full discussion and the question being put to the Board, the Board voted unanimously to (i) set and levy a 2021 tax rate of \$1.20 per \$100 of assessed valuation which tax shall be allocated a maintenance and operations tax of \$0.79 per \$100 assessed valuation for the 2021 tax year and a Road Debt Service tax rate of \$0.41 per \$100 assessed valuation for the 2021 tax year, and (ii) to adopt the Order Setting Tax Rate evidencing the same, a copy of which is attached hereto as Exhibit "B".

CONSIDER AMENDING NOTICE TO SELLERS AND PURCHASERS

The Board next considered approving an Amended Notice to Sellers and Purchasers of Real Estate Located within the District. Mr. Cannon stated that the Texas Water Code stipulates the form of the Notice and the information the Notice is to contain, including the name of the District, the District's tax rate, the services provided by the District, a metes and bounds description of the District and a boundary map of the District. Mr. Cannon continued that anytime any of the above information changes, an amended Notice will be prepared and approved by the Board. Mr. Cannon stated that the original Notice and all subsequent amended Notices will be filed in the Fort Bend County Real Property Records and with the Commission. Upon motion duly made by Director Goodwin, seconded by Director Alford, the Board unanimously approved the Amended Notice to Sellers and Purchasers of Real Estate Located Within the District and authorized Mr. Cannon to file said Notice in Fort Bend County Real Property Records and with the Commission, a copy of which is attached hereto as Exhibit "C".

APPROVE MINUTES OF MEETING OF AUGUST 25, 2021

The Board reviewed the minutes from the meeting of August 25, 2021, previously distributed to the Board. Upon a motion made by Director McMaken, seconded by Director Hogan , the Board approved the minutes of the meeting of August 25, 2021.

BOOKEEPER'S REPORT

The Board recognized Ms. Cole who reviewed the Bookkeeper's Report, a copy of which is attached hereto as Exhibit "D".

After further discussion and upon motion duly made by Director Alford, seconded by Director McMaken, the Board voted unanimously to approve the bills presented for payment and the Bookkeeper's Report.

TAX ASSESSOR/COLLECTOR'S REPORT

The Board recognized Ms. McLaughlin who reviewed the TAC report for the period ending August 31, 2021, a copy of which is attached hereto as Exhibit "E".

After further discussion and upon motion duly made by Director Dickson seconded by Director McMaken the Board voted unanimously to approve the TAC's Report and authorize payment of tax-related checks.

ENGINEER'S REPORT

In the absence of the Engineer, no report was offered.

REPORT FROM DEVELOPER

The Board recognized Mr. Worley who updated the Board on the status of development within the District. No action was taken on this matter.

There being no further business to come before the Board, upon a motion duly made, seconded and approved unanimously, the meeting was adjourned.

PASSED, APPROVED AND ADOPTED this 27th day of January, 2022.

(DISTRICT SEAL)

Secretary, Board of Directors