

MINUTES OF MEETING
BOARD OF DIRECTORS

June 26, 2025

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 regular session on Thursday, June 26, 2025 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:

Jeff Hogan	President
Mary Alford	Vice President
Connie McMaken	Secretary
David A. Little	Assistant Secretary
Joy Bastawrous	Assistant Secretary

All members of the Board of Directors were present except Directors McMaken and Bastawrous, thus constituting a quorum.

Also in attendance were Brenda McLaughlin of Bob Leared Interests, the District's tax collector ("TAC"); Amy Carpenter of Myrtle Cruz, Inc., Bookkeepers for the District; Bobby Deden, engineer for the District; Tayo Llori of McGrath & Co., PLLC, auditor for the District; Doug Konopka of DHK Fulshear LP, a developer within the District; and John Cannon and Greg Clark, attorneys, and Beth Van Doren, paralegal, of Coats|Rose, P.C. ("Coats|Rose"), Attorneys for the District. Also in attendance were Brett Dodd and Paul Stefaniak, residents of 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

The Board recognized Mr. Dodd and Mr. Stefaniak who voiced concerns and questions on behalf of the residents of the community as to how four (4) additional lots were tied into developer lines without being annexed into the District. These additional homes are using the District's services without paying the District's taxes. It was noted that this was administratively accomplished through the City of Fulshear.

APPROVE MINUTES OF MEETING OF APRIL 24, 2025

The Board reviewed the minutes from the meeting of April 24, 2025, previously distributed to the Board. Upon a motion made by Director Little, seconded by Director Hogan, the Board approved the minutes of the meeting of April 24, 2025.

APPROVE AUDIT FOR FISCAL YEAR ENDING FEBRUARY 28, 2024

The Board recognized Mr. Llori who reviewed a draft copy of the District's audit with the Board, a copy of which is attached hereto as Exhibit "B." Following review and discussion of the audit and based on a motion by Director Alford, which was seconded by Director Hogan, the board voted unanimously to approve the audit for the fiscal year ended February 28, 2025, and authorize the filing of same with the Texas Commission on Environmental Quality per applicable rules.

BOOKKEEPER'S REPORT

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

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

TAX ASSESSOR/COLLECTOR'S REPORT

The Board recognized Ms. McLaughlin who reviewed the TAC report for the period ending May 31, 2025, a copy of which is attached hereto as Exhibit "D".

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

ENGINEER'S REPORT

The Board recognized Mr. Deden who discussed the status of the erosion on the Bessie Creek Channel. He stated he is working with the City of Fulshear, Fort Bend County Drainage District and Fulshear Municipal Utility District No. 1 on a plan for repair and prevention. No action was taken on this agenda item.

REPORT FROM DEVELOPER

The Board recognized Mr. Konopka who discussed various plans for the commercial property.

ATTORNEY'S REPORT

Channel Improvements

The Board discussed the status of plans and actions regarding the erosion in the channel to Bessie's Creek.

Executive Session

Mr. Cannon called the closed meeting to order at 1:11 p.m. for an attorney-client privileged consultation with Mr. Cannon, as authorized by Section 551.071 of the Texas Government Code. The closed session adjourned at 1:46 p.m., and the Board returned to open session.

The Board took no action on this agenda item.


The Board recognized Director Little who stated that the Homeowner's Association (the "HOA") requested an annual contribution from the Board of \$49,000.00 for the Maintenance Agreement between the HOA and the District. After further discussion and based on a motion by Director Little, seconded by Director Hogan, the Board voted unanimously to contribute \$32,000.00 annually.

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 26th day of June 2025.

(DISTRICT SEAL)




Secretary, Board of Directors