

MINUTES OF MEETING  
BOARD OF DIRECTORS

January 24, 2024

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, January 24, 2024 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
David A. Little	Assistant Secretary

All members of the Board of Directors were present thus constituting a quorum.

Also in attendance were Jackie Noyola of Myrtle Cruz, Inc., Bookkeepers for the District; Brenda McLaughlin of Bob Leared Interests, the District's tax collector (“TAC”); Daniel Gillham of Tri Pointe Homes, a developer within the District; Michael Wong, Engineer for the District; and John Cannon , attorney, and Beth Van Doren, paralegal, of Coats|Rose, P.C. (“Coats|Rose”), Attorneys for the District. Also, present was Joy Bastawrous, resident 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 Ms. Bastawrous, who stated she is interested in serving as a director on the Board of Directors of the District.

## **APPROVE MINUTES OF MEETING OF DECEMBER 14, 2023**

The Board reviewed the minutes from the meeting of December 14, 2023, previously distributed to the Board. Upon a motion made by Director Alford, seconded by Director McMaken, the Board approved the minutes of the meeting of December 14, 2023.

## **BOOKEEPER'S REPORT**

The Board recognized Ms. Noyola who reviewed the Bookkeeper's Report, a copy of which is attached hereto as Exhibit "B". Ms. Noyola also presented a proposed budget for the fiscal year ending February 28, 2025.



The Board discussed the checks payable to Junction Landscape, Champions, and I.M.S. Landscape Services and requested more information prior to releasing the checks.

After further discussion and upon motion duly made by Director Hogan, seconded by Director McMaken, the Board voted unanimously to approve: (i.) the bills presented for payment; (ii.) the Bookkeeper's Report; (iii.) adopt budget for fiscal year ending February 28, 2025; and (iv) authorize Director Little to release checks payable to Junction Landscape, Champions, and I.M.S. Landscape Services once he is satisfied that they should be paid by the District.

## **TAX ASSESSOR/COLLECTOR'S REPORT**

The Board recognized Ms. McLaughlin who reviewed the TAC report for the period ending December 31, 2023 a copy of which is attached hereto as Exhibit "C".

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

**Consider Tax Exemption for 2024**

The Board considered a proposed Resolution Regarding Tax Exemptions for 2024.

Upon motion duly made by Director Alford and seconded by Director Hogan, the Board voted unanimously to approve the Resolution Regarding Tax Exemptions for 2024, a copy of which is attached hereto as Exhibit "D", thereby granting no exemptions for the 2024 tax year.

**Consider Resolution Implementing 20% Penalty on Delinquent 2023 Taxes**

Consideration was then given to a proposed Resolution Authorizing 20% Penalty on 2023 taxes delinquent on July 1, 2024 and thereafter, a copy of which is attached hereto as Exhibit "E".

Upon motion duly made by Director McMaken and seconded by Director Alford the Board voted unanimously to approve a 20% penalty on 2023 taxes delinquent on July 1, 2024.

**ENGINEER'S REPORT**

The Board recognized Mr. Bowman who presented Pay Estimate No. 2 to Hurtado Construction in the amount of \$181,877.31 for the Channel Repair Project. After further discussion and based on a motion by Director McMaken, seconded by Director Alford the Board voted unanimously to authorize Pay Estimate No. 2 to Hurtado Construction in the amount of \$181,877.31.

**REPORT FROM DEVELOPER**

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

**ATTORNEY'S REPORT**

**Renew District Insurance**

The Board reviewed a proposal and considered renewing the District's insurance coverage with McDonald & Wessendorf. Based on further discussion and a motion by Director McMaken which was seconded by Director Little, the Board voted unanimously to renew the District's insurance with McDonald & Wessendorf for the period 2/12/24 thru 2/12/25, a copy of which is attached hereto as Exhibit "F".

**Adopt Order Calling Directors Election and Appoint Coats|Rose Agent for Election**

The Board next considered adopting an Order Calling Directors Election and appointing Coats|Rose as agent for the election, a copy of which is attached hereto as Exhibit "G". Mr. Cannon reviewed and discussed the process of calling an election and the circumstances by which the District may cancel such election if the candidates to be listed on the ballot are unopposed. He noted that if an election is held, the date of the election will be May 4, 2024, and pointed out that Directors Alford and Dickson have terms expiring May, 2024.


**Approve Resolution Adopting Public Information Act Policy**

Mr. Cannon presented for the Board's review and approval a Resolution Adopting Public Information Act Policy (the "Policy"), under Section 552.275, Texas Government Code (the "Code"). Mr. Cannon noted the Policy establishes i) Coats Rose as the designated Public Information Officer of the District; and ii) all requests for public information submitted by any individual, firm or entity during any twelve-month period during the District's fiscal year shall be limited, as to the time required to respond, to 15 hours per month and 36 hours total for any given fiscal year, which is March 1<sup>st</sup> through February 28/29<sup>th</sup>, in accordance with the Code.

Upon motion made by Director McMaken, seconded by Director Little, the Board voted unanimously to approve the Resolution Adopting Public Information Act Policy.

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 28<sup>th</sup> day of February, 2024



Secretary, Board of Directors

(DISTRICT SEAL)

