

MINUTES OF MEETING
BOARD OF DIRECTORS

June 27, 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 Thursday, June 27, 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:

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 Director Bastawrous, thus constituting a quorum.

Also in attendance were Brenda McLaughlin of Bob Leared Interests, the District's tax collector ("TAC"); Alex Stachow of McGrath & Co., PLLC, auditor for the District; Daniel Gillham of Tri Pointe Homes, a developer within the District; Doug Konopka of DHK Fulshear LP, a developer within the District; Bobby Deden, engineer for 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.

APPROVE MINUTES OF MEETING OF APRIL 25, 2024

The Board reviewed the minutes from the meeting of April 25, 2024, 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 April 25, 2024.

APPROVE AUDIT FOR FISCAL YEAR ENDING FEBRUARY 28, 2024

The Board recognized Mr. Stachow 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 McMaken, the board voted unanimously to approve the audit for the fiscal year ended February 28, 2024, and authorize the filing of same with the Texas Commission on Environmental Quality per applicable rules.

BOOKEEPER'S REPORT

The Board recognized Ms. Van Doren 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 Hogan, seconded by Director McMaken, 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, 2024, a copy of which is attached hereto as Exhibit "D".

After further discussion and upon motion duly made by Director Little seconded by Director McMaken 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 in the Bessie Creek Channel. He stated he is working on flows and restrictions with the City of Fulshear. No action was taken on this agenda item.

Champions Hydro-Lawn

The Board reviewed the Champions Hydro-Lawn ("Champions") Report for June 2024 and reviewed a service contract between the District and Champions, copies of which are attached hereto as Exhibit "E."

The Board reviewed a request from a resident regarding overgrowth online her property line, copies of which are attached hereto as Exhibit "F." After further discussion and based on a motion by Director McMaken, seconded by Director Alford, the Board voted unanimously to approve: (i) the Champions Report; (ii) the service contract between the District and Champions; and (iii) authorize maintenance request from homeowner.

REPORT FROM DEVELOPER

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

ATTORNEY'S REPORT

Approve Maintenance Agreement with Homeowners Association

The Board discussed entering into a Maintenance Agreement with Homeowners Association (the "Agreement"). After further discussion, the Board requested a definitive quote from IMS prior to finalizing the Agreement. The Board deferred action on this agenda item.

Discuss erosion in channel to Bessie's Creek

The Board reviewed and discussed request from Fulshear MUD No. 1 regarding the erosion in the channel to Bessie's Creek, a copy of which is attached hereto as Exhibit "G."

Executive Session

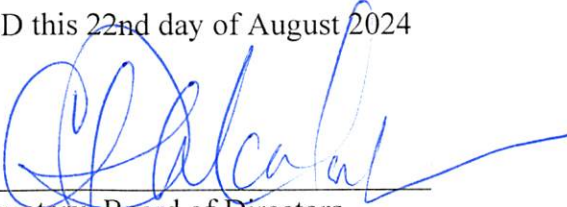
Mr. Cannon called the closed meeting to order at 1:10 p.m. for an attorney-client privileged consultation with Mr. Cannon, as authorized by Section 551.071 of the Texas Government Code. The closed session adjourned at 1:43 p.m., and the Board returned to open session.

The Board took no action on this agenda item.

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 22nd day of August 2024




Secretary, Board of Directors