

MINUTES OF MEETING  
BOARD OF DIRECTORS

September 26, 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 regular session on Thursday, September 26, 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 Directors Alford and Bastawrous, thus constituting a quorum.

Also in attendance were Brenda McLaughlin of Bob Leared Interests, the District's tax collector (“TAC”); Mindy Selby of Myrtle Cruz, Inc., Bookkeepers for the District; Bobby Deden, engineer 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; 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 12:10 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 2024 TAX RATE**

The Board opened the meeting to a public hearing on the proposed 2024 tax rate for the District at 12:10 p.m. The Board recognized Mr. Cannon who reminded the Board that at the District's meeting on August 22, 2024, the Board discussed the District's tax rate for 2024. At such meeting the Board established its intent to set and levy a 2024 tax rate of \$1.15 per \$100 of assessed valuation, Mr. Cannon also stated that the notice of the proposed 2024 tax rate of \$1.15 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 2024 tax rate, closed the public hearing at 12:10 p.m. and resumed the meeting.

### **ORDER SETTING TAX RATE FOR 2024**

Consideration was then given to the adoption of an Order Setting Tax Rate for 2024. Upon a motion made by Director Hogan, seconded by Director Little, after full discussion and the question being put to the Board, the Board voted unanimously to (i) set and levy a 2024 tax rate of \$1.14 per \$100 of assessed valuation which tax shall be allocated a maintenance and operations tax of \$0.61 per \$100 assessed valuation for the 2023 tax year; a Road Debt Service tax rate of \$0.35 per \$100 assessed valuation for the 2023 tax year; and a WSD Debt Service tax rate of \$0.21 per \$100 assessed valuation of the 2023 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 any time 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 Alford, seconded by Director Dickson, 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 22, 2024**

The Board reviewed the minutes from the meeting of August 22, 2024, previously distributed to the Board. Upon a motion made by Director McMaken, seconded by Director Little, the Board approved the minutes of the meeting of August 22, 2024.

#### **BOOKKEEPER'S REPORT**

The Board recognized Ms. Selby 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 Little, 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 August 31, 2024, a copy of which is attached hereto as Exhibit "E".

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 with the City of Fulshear, Fort Bend County Drainage District and Fulshear Municipal Utility District No. 1 on a plan for repair and prevention.

### **Approve Conveyance of Reserve Tracts in Section 5 and 6 to District**

The Board considered accepting conveyance of reserve tracts in Section 5 and 6 from the Developer to the District, copies of which are attached hereto as Exhibit "F". After further discussion, and based on a motion by Director Little, seconded by Director Hogan, the Board voted unanimously to approve the conveyance of reserve tracts in Section 5 and 6.

### **Hardscape and Landscape to Serve Fulshear Run Park**

The Board reviewed the contract for construction of the hardscape and landscape to serve Fulshear Run Park at Reserve B, Section 6 in the amount of \$234,510.44, a copy of which is attached hereto as Exhibit "G." Director Hogan expressed concern over the pricing of the project. After further discussion, and based on a motion by Director Little, seconded by Director McMaken, the Board voted unanimously to approve the hardscape and landscape to serve Fulshear Run Park at Reserve B, Section 6.

### **REPORT FROM DEVELOPER**

The Board recognized Mr. Gillham and Mr. Konopka who updated the Board on the status of development within the District. Mr. Konopka revealed plans to celebrate the history of the property.

No action was taken on this matter.

## ATTORNEY'S REPORT

### Bessie's Creek

It was noted that Fulshear Municipal Utility District No. 1 is still in the process of surveying the property.

### Approve Maintenance Agreement with Homeowner's Association (the "HOA")

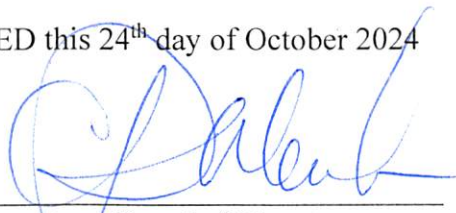
The Board deferred action on this agenda item.

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 24<sup>th</sup> day of October 2024

(DISTRICT



  
Secretary, Board of Directors