

MINUTES OF MEETING
BOARD OF DIRECTORS

July 24, 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, July 24, 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 thus constituting a quorum.

Also in attendance were Odette Newman 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; 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 12:05 p.m. Copies of the notices of the meeting are attached hereto as Exhibit “A”.

HEAR FROM PUBLIC

No members of the public were present.

APPROVE MINUTES OF MEETING OF JUNE 26, 2025

The Board reviewed the minutes from the meeting of April 24, 2025, 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 June 26, 2025.

BOOKEEPER'S REPORT

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

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. Newman who reviewed the TAC report for the period ending June 30, 2025, a copy of which is attached hereto as Exhibit "C".

Director Hogan expressed concern as to how four (4) tracts of land owned by Tri Pointe were allowed to use district facilities without paying district taxes.

After further discussion and upon motion made by Director McMaken, 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. Mr. Deden presented a proposal from Hurtado Construction in the amount of \$15,776.00 for retaining wall repairs. After further discussion and based on a motion by Director Alford, seconded by

Director McMaken, the Board voted unanimously to approve the proposal of \$15,776.00 to Hurtado Construction for retaining wall repairs.

REPORT FROM DEVELOPER

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

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 12:59 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 1:45 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 28th day of ^{August}~~June~~ 2025.



^{Asst.} Secretary, Board of Directors