

MINUTES

FIRST COLONY MUNICIPAL UTILITY DISTRICT NO. 10

September 10, 2025

The Board of Directors (the "Board") of First Colony Municipal Utility District No. 10 (the "District") met in regular session open to the public, on the 10th day of September, 2025, at the offices of First Colony Community Services Association ("FCCA"), 4350 Austin Parkway, Sugar Land, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Zac Cypert	President
Stephen D. Higgins	Vice President
John E. Peper	Secretary
Gordon L. Franklin	Assistant Vice President
Marta Mohan	Assistant Secretary

and all of the above were present in person, except Director Higgins, thus constituting a quorum.

Also present for all or part of the meeting were Dan McDonald of McDonald & Wessendorff Insurance ("McDonald"); Renee Butler of McLennan & Associates, LP ("McLennan"); Shammarie Leon of Bob Leared Interests, Inc. ("Leared"); Bill Grantham of FCCA; and Angie Lutz and Kia Fields of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

There were no public comments.

APPROVE MINUTES

The Board considered approving the minutes of the August 13, 2025, regular meeting. Following review and discussion, Director Cypert moved to approve the meeting minutes, as written. Director Franklin seconded the motion, which passed unanimously.

CONDUCT PUBLIC HEARING REGARDING DISTRICT'S TAX RATE, ADOPT ORDER LEVYING TAXES, AND AUTHORIZE EXECUTION OF AMENDMENT TO INFORMATION FORM

Ms. Lutz stated that notice was published of the public hearing to be held at today's meeting regarding adoption of the District's proposed 2025 total tax rate of \$0.115.

Director Cypert opened the public hearing. There being no comments from the

public, Director Cypert closed the public hearing.

Ms. Lutz presented an Order Levying Taxes reflecting the proposed 2025 tax rate. She then presented an Amendment to Information Form reflecting the tax rate and stated that the document will be filed with the TCEQ and recorded in the Official Public Records of Fort Bend County.

After review and discussion, Director Mohan moved to: (1) adopt the Order Levying Taxes reflecting a total 2025 tax rate of \$0.115 per \$100 of assessed valuation, comprised of \$0.035 to pay debt service and \$0.08 for operations and maintenance; (2) authorize execution of the Amendment to Information Form; and (3) direct that the order and amendment be filed appropriately and retained in the District's official records. Director Cypert seconded the motion, which passed unanimously.

REPORT REGARDING NEW DEVELOPMENT IN THE DISTRICT

There was no discussion regarding this matter.

RENEWAL OF DISTRICT'S INSURANCE POLICIES

Mr. McDonald presented and reviewed a proposal for cyber liability insurance. Following discussion, the Board concurred to not add cyber liability insurance to the District's insurance policies.

The Board reviewed a renewal proposal for the District's insurance policies expiring on November 29, 2025. Mr. Grantham stated the District may own a pump station that requires coverage. After review and discussion, Director Mohan moved to (1) accept the proposal from McDonald for renewal of the District's insurance policies in the amount of \$12,912.00; and (2) authorize McDonald to obtain a supplemental boiler and machinery quote contingent upon confirmation that the pump station is owned by the District. Director Cypert seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Butler presented the bookkeeper's report, including the investment report and the invoices for payment. A copy of the bookkeeper's report is attached.

Ms. Butler requested the Board consider approving additional check no. 1133 in the amount of \$12,912.00 payable to McDonald for renewal of the District's insurance policies.

Following review and discussion, Director Franklin moved to approve the bookkeeper's report and authorize payment of the invoices as presented and check no. 1133. Director Mohan seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Leon reviewed the tax assessor/collector's report for August, 2025, including a list of the checks presented for approval. Copies of the tax assessor/collector's report is attached. Ms. Leon reported that the District's 2024 taxes were 99.221% collected as of August 31, 2025.

Ms. Leon reviewed a delinquent tax report from Perdue, Brandon, Fielder, Collins & Mott, L.L.P. A copy of the delinquent tax report is attached.

Following review and discussion, Director Cypert moved to approve the tax assessor/collector's report and payment of the tax bills. Director Mohan seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Ms. Lutz provided an update from the District's engineer, noting the District engineer has no pay estimates to present.

MAINTENANCE AND REPAIR OF DISTRICT FACILITIES (FCCA) AND COMMUNITY DEVELOPMENT PROJECTS

Mr. Grantham reported on maintenance and repair of District facilities.

Mr. Grantham reviewed a proposal from Construction Cowboys Group LLC ("CCG") in the amount of \$7,995.00 to clean and paint a total of fifty-six benches and trash cans in the Lake Pointe Walking Trail. Following review and discussion, Director Mohan moved to authorize FCCA to proceed with cleaning and painting fifty-six benches and trash cans in the Lake Pointe Walking Trail at a cost not to exceed \$7,995.00. Director Cypert seconded the motion, which passed unanimously.

Mr. Grantham reported on a request from Director Franklin for FCCA to address the presence of apple snails in the District lakes. Mr. Grantham stated FCCA will investigate same.

BROOKS LAKE TRAIL AND REVIEW PLANS FOR IMPROVEMENT

There was no discussion regarding this matter.

UPDATE ON DISSOLUTION DISCUSSIONS WITH THE CITY

There was no discussion regarding this matter.

ANNUAL REPORT TO BOND REVIEW BOARD

Ms. Lutz presented a memorandum regarding the required submission of an annual report to the Bond Review Board containing certain information about the

District's voter-approved but unissued bonds, a copy of which is attached, and stated that ABHR will work with the District's consultants to prepare and submit the annual report by the September 30th deadline.

MEETING SCHEDULE

Following discussion, the Board concurred to hold a regular meeting on October 8, 2025.

There being no further business to come before the Board, the Board concurred to adjourn the meeting.

[SIGNATURE PAGE FOR THE MINUTES OF THE SEPTEMBER 10, 2025, BOARD MEETING]



John E. Pepe
Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

	Minutes Page
Bookkeeper's report.....	2
Tax assessor/collector's reports.....	3
Delinquent tax report	3
Annual Report to Bond Review Board Memorandum.....	4