

MINUTES OF MEETING  
BOARD OF DIRECTORS

October 23, 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, October 23, 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 except Directors McMaken and Bastawrous, thus constituting a quorum.

Also in attendance were Brenda McLaughlin of Bob Leared Interests, the District's tax collector (“TAC”); Amy Carpenter 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. Also in attendance via zoom were Guy Davis, Paul Stefaniak, and Ludmila Woerpel, residents of 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**

The Board recognized Mr. Davis who addressed the four (4) lots that are not annexed into the District but are using facilities installed by the District. He also stated concern regarding monies spent on parks within the District.

The Board recognized Ms. Woerpel who thanked the Board for allowing residents to attend Board meetings via zoom.

The Board recognized Mr. Stefanik who asked about the process of approving what developers do within the District.

**APPROVE MINUTES OF MEETING OF SEPTEMBER 25, 2025**

The Board reviewed the minutes from the meeting of September 25, 2025, previously distributed to the Board. Upon a motion made by Director Hogan, seconded by Director Alford, the Board approved the minutes of the meeting of September 25, 2025.

**BOOKEEPER'S REPORT**

The Board recognized Ms. Carpenter 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 Hogan, 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 July 31, 2025, a copy of which is attached hereto as Exhibit "C".

After further discussion and upon motion made by Director Alford, 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. Dedan who gave a brief update of work within the District. No action was taken on this agenda item.

**REPORT FROM DEVELOPER**

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

**ATTORNEY'S REPORT**

**Channel Improvements**

The Board discussed the status of plans and actions regarding the erosion in the channel to Bessie's Creek.

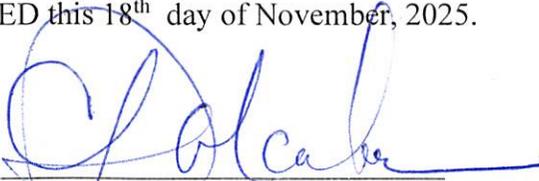
Mr. Cannon reviewed additional correspondence from Brian Trachtenberg regarding a proposed agreement for the Eastern Channel Rehabilitation and Maintenance Plan. After further discussion, the Board authorized Mr. Cannon to coordinate a meeting with Fulshear MUD No. 1's Board of Directors.

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 18<sup>th</sup> day of November, 2025.

(DISTRICT SEAL)



  
Secretary, Board of Directors