

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 206

February 10, 2026

The Board of Directors (the “Board”) of Fort Bend County Municipal Utility District No. 206 (the “District”), met in regular session, open to the public, on the 10th day of February, 2026, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Robin Stoner	President
Amy Rozell	Vice President
Sandra Weider	Secretary
Kathrin Yokubaitis	Assistant Secretary
Cheryl A. Kainer	Assistant Vice President/ Assistant Secretary

and all of the above were present, thus constituting a quorum.

Also present at the meeting were: Mary Ann Mihills of Municipal Accounts & Consulting, L.P.; Debbie Arellano of Bob Leared Interests; Ryan Mapes of Si Environmental, LLC (“SiEnviro”); Aaron Zuniga of Champions Hydro-Lawn, Inc.; Javier Casas of Odyssey Engineering; and Hannah Brook and Faye Simonds of Allen Boone Humphries Robinson LLP.

PUBLIC COMMENTS

There were no comments from the public.

MINUTES

The Board considered approving the regular meeting minutes of January 13, 2026. After review and discussion, Director Weider moved to approve the minutes as presented. Director Stoner seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Mihills reviewed the bookkeeper’s report and presented checks for payment to the Board, a copy of which is attached.

The Board discussed the Association of Water Board Directors (“AWBD”) summer conference.

Following review and discussion, Director Stoner moved to: (1) approve the bookkeeper’s report and payment of the bills; and (2) authorize all interested Directors to attend AWBD summer conference in Grapevine, Texas. Director Rozell seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Arellano distributed the tax assessor/collector's monthly report, a copy of which is attached. Following review and discussion, Director Rozell moved to approve the tax assessor/collector's report and the checks presented for payment. Director Yokubaitis seconded the motion, which passed unanimously.

Ms. Brook reviewed a Resolution Concerning Exemptions from Taxation. Following review and discussion, Director Weider moved to adopt the Resolution Concerning Exemptions from Taxation reflecting that the District rejects any exemptions for residential homesteads from ad valorem taxation, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Rozell seconded the motion, which passed unanimously.

Ms. Brook discussed the "truth-in-taxation" property tax calculations and tax levy process for water districts and stated that Chapter 49 of the Texas Water Code establishes three main categories for water districts, based on a district's development status and/or tax rate. She reviewed the definitions for each of the three categories and said the Board must annually determine the District's category for that tax year and follow the associated notice and levy provisions in the Texas Water Code.

Discussion ensued regarding the District's development status. After fully considering relevant data, information, and statutory definitions, the Board determined that the District is a Developing District for the 2026 tax year.

Following review and discussion, Director Weider moved to adopt a Resolution Regarding Development Status for 2026 Tax Year establishing the District as a Developing district for the 2026 tax year, pursuant to Section 49.23603, Texas Water Code, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Yokubaitis seconded the motion, which passed unanimously.

OPERATION OF DISTRICT FACILITIES; HEARING ON TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT ACCOUNTS

Mr. Mapes reviewed the operator's report, a copy of which is attached. Mr. Mapes reported on routine maintenance and repair items in the District.

Mr. Mapes presented a list of delinquent customers and reported the residents on the termination list were delinquent in payment of their water and sewer bills and were given written notification, in accordance with the District's Rate Order, prior to the meeting of the opportunity to appear before the Board of Directors to explain, contest, or correct their bills and to show why utility services should not be terminated for reason of non-payment.

Mr. Mapes updated the Board on the security systems for the water plant and wastewater treatment plant.

Following review and discussion, Director Stoner moved (1) to approve the operator's report; and (2) that because the customers on the termination list were not present at the meeting to address the Board and had not submitted a written statement on the matter, to authorize the District's operator to proceed with termination of utility service for such customers in accordance with the District's Rate Order, and direct that the customer termination list be filed appropriately and retained in the District's official records. Director Yokubaitis seconded the motion, which passed unanimously.

STORM WATER FACILITIES MAINTENANCE AND OPERATIONS

Mr. Zuniga reviewed the monthly report on storm water facilities maintenance and operations for the District. A copy of the report is attached.

No action was taken by the Board.

ENGINEERING MATTERS

Mr. Casas reviewed the engineer's report, a copy of which is attached. He updated the Board on construction projects underway, as reflected in his report.

Mr. Casas updated the Board on the District's Phase II MS4 Stormwater Management Plan.

Mr. Casas updated the Board on the water plant maintenance, including ground storage tank interior repairs.

Following discussion, Director Stoner moved to approve the engineering report. Director Yokubaitis seconded the motion, which passed unanimously.

ATTORNEY'S REPORT

There was no discussion on this agenda item.

BOARD MEETING SCHEDULE

The Board concurred to hold the next regular meeting on March 10, 2026, at 12:30 p.m.

There being no further business to come before the Board, the meeting was adjourned.

Secretary, Board of Directors

(SEAL)



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