

MINUTES OF MEETING
BOARD OF DIRECTORS

January 22, 2026

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, January 22, 2026 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 Director Alford, thus constituting a quorum.

Also in attendance were Brenda McLaughlin of Bob Leared Interests, the District's tax collector (“TAC”); Bobby Deden, engineer for the District; Amy Carpenter of Myrtle Cruz, Inc., Bookkeepers for 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 12:00 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.

APPROVE MINUTES OF MEETING OF NOVEMBER 18, 2025

The Board reviewed the minutes from the meeting of November 18, 2025, 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 November 18, 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 Bastawrous, the Board voted unanimously to approve the bills presented for payment and approve the Bookkeeper’s Report.

Discuss Budget for fiscal year ending February 28, 2027

Ms. Carpenter presented draft budget for the Board’s review.

TAX ASSESSOR/COLLECTOR’S REPORT

The Board recognized Ms. McLaughlin who reviewed the TAC report for the period ending December 31, 2025, a copy of which is attached hereto as Exhibit “C”.

After further discussion and upon motion made by Director Hogan, seconded by Director McMaken, the Board voted unanimously to approve the TAC’s Report and authorize payment of tax-related checks.

Consider Tax Exemption for 2026

The Board considered a proposed Resolution Regarding Tax Exemptions for 2026.

Upon motion duly made by Director Little and seconded by Director Hogan, the Board voted unanimously to approve the Resolution Regarding Tax Exemptions for 2026, a copy of which is attached hereto as Exhibit “D”, thereby granting no exemptions for the 2026 tax year.

Consider Resolution Implementing 20% Penalty on Delinquent 2025 Taxes

Consideration was then given to a proposed Resolution Authorizing 20% Penalty on 2025 taxes delinquent on July 1, 2026, and thereafter, a copy of which is attached hereto as Exhibit “E”.

Upon motion, duly made by Director Little and seconded by Director Hogan, the Board voted unanimously to approve a 20% penalty on 2025 taxes delinquent on July 1, 2026.

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

The Board recognized Mr. Konopka who gave a brief update of the status of development within the District.

ATTORNEY’S REPORT

Order Calling Directors Election

The Board next considered adopting an Order Calling Directors Election and appointing Coats|Rose as agent for the election, a copy of which is attached hereto as Exhibit “F”. Mr. Cannon reviewed and discussed the process of calling an election and the circumstances by which the District may cancel such election if the candidates to be listed on the ballot are unopposed. He noted that if an election is held, the date of the election will be May 2, 2026, and pointed out that Directors Alford and Bastawrous have terms expiring May, 2028.

Channel Improvements

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

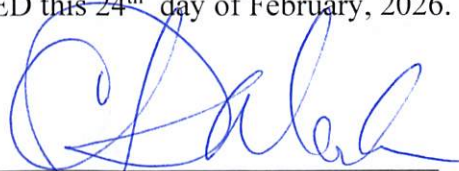
Mr. Cannon noted that the Board had a productive meeting with the Fulshear MUD No. 1 Board regarding solutions for the Bessie's Creek erosion. No action was taken at this time.

Renew District Insurance

The Board reviewed a proposal and considered renewing the District's insurance coverage with McDonald & Wessendorf. Based on further discussion and a motion by Director Little which was seconded by Director McMaken, the Board voted unanimously to renew the District's insurance with McDonald & Wessendorf for the period 2/12/26 thru 2/12/27, a copy of which is attached hereto as Exhibit "G".

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 24th day of February, 2026.



Secretary, Board of Directors

(DISTRICT SEAL)

