

## MINUTES

### FIRST COLONY MUNICIPAL UTILITY DISTRICT NO. 10

March 11, 2026

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 11<sup>th</sup> day of March, 2026, 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
Gordon L. Franklin	Secretary
Anna Kuo	Assistant Vice President
Marta Mohan	Assistant Secretary

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

Also present for all or part of the meeting were Chad Hablinski of Pape-Dawson Consulting Engineers, LLC (“Pape-Dawson”); Renee Butler and Mara Baeza of McLennan & Associates, LP (“McLennan”); Kristen Scott of Bob Leared Interests, Inc. (“Leared”); Bill Grantham of FCCA; and Greer Pagan and Maricela Guerrero of Allen Boone Humphries Robinson LLP (“ABHR”).

#### PUBLIC COMMENTS

There were no public comments.

#### APPROVE MINUTES

The Board considered approving the minutes of the January 7, 2026, regular meeting. Following review and discussion, Director Cypert moved to approve the meeting minutes, as written. Director Franklin seconded the motion, which passed unanimously.

#### REPORT REGARDING NEW DEVELOPMENT IN THE DISTRICT

There was no discussion regarding this matter.

#### FINANCIAL AND BOOKKEEPING MATTERS

Ms. Baeza presented the bookkeeper’s report, including the investment report and the invoices for payment. A copy of the bookkeeper’s report is attached. Following review and discussion, Director Cypert moved to approve the bookkeeper’s report and

authorize payment of the invoices as presented. Director Franklin seconded the motion, which passed unanimously.

### TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Scott reviewed the tax assessor/collector's report for January and February, 2026, including a list of the checks presented for approval. Copies of the tax assessor/collector's reports are attached. Ms. Scott reported that the District's 2025 taxes were 94.947% collected as of February 28, 2026.

Ms. Scott 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 Mohan moved to approve the tax assessor/collector's report and payment of the tax bills. Director Kuo seconded the motion, which passed unanimously.

### ADOPT RESOLUTION REGARDING DEVELOPMENT STATUS FOR 2026 TAX YEAR

Mr. Pagan discussed the "truth-in-taxation" property tax calculations and tax levy process for water districts. He 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 Developed District for the 2026 tax year. Following review and discussion, Director Mohan moved to adopt a Resolution Regarding Development Status for 2026 Tax Year establishing the District as a Developed District for the 2026 tax year, pursuant to Section 49.23602, Texas Water Code, and direct that the resolution be filed appropriately and retained in the District's official records. Director Higgins seconded the motion, which passed unanimously.

### ENGINEERING MATTERS

Mr. Hablinski updated the Board regarding construction of the Detention and Storm Outfall project and reviewed and recommended approval of Pay Estimate No. 1 and 2 in the amounts of \$267,231.00 and \$12,193.43, respectively, payable to North Houston Tandem, Inc. ("NHT"). Mr. Pagan addressed questions regarding project reimbursement and funding.

After review and discussion, and as recommended by the engineer, Director Higgins moved to approve (1) Pay Estimate No. 1 in the amount of \$267,231.00 to NHT;

and (2) Pay Estimate No. 2 in the amount of \$12,193.43 to NHT. Director Mohan seconded the motion, which passed unanimously.

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 The Urban Foresters LLC in the amount of \$1,845.00 to remove two decayed trees by the volleyball court.

Mr. Grantham reviewed a proposal from Landscape Forms in the amount of \$9,590.00 to replace four benches near the bridge. Discussion ensued regarding installing video cameras in the District. Mr. Grantham stated FCCA will provide a proposal for video cameras at a future Board meeting.

Following review and discussion, Director Mohan moved to authorize FCCA to proceed with the (1) removal of the two dead trees at a cost not to exceed \$1,845.00; and (2) replacement of four benches at a cost not to exceed \$9,590.00. Director Higgins seconded the motion, which passed unanimously.

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.

2026 DIRECTORS ELECTION

Mr. Pagan discussed procedures related to the 2026 Directors Election. He presented a Certificate Declaring Unopposed Status of Candidates for Election to the Board of Directors executed by the Secretary's agent stating that the District received two candidate applications for the two director positions for the May 2, 2026, Directors Election.

Mr. Pagan presented an Order Cancelling Election and Declaring Unopposed Candidates Elected to Office ("Order Cancelling") stating that the May 2, 2026, Directors Election is cancelled and that the unopposed candidates, Marta Mohan and Anna Kuo, are declared elected to office to serve from the May 2, 2026, election until the May 4, 2030, Directors Election. He reviewed the posting requirements for the Order Cancelling.

Mr. Pagan discussed that the Board had approved entering into a contract with Fort Bend County (the "County") to administer the District's 2026 Directors Election but

such contract will no longer be needed due to the cancellation of the 2026 Directors Election.

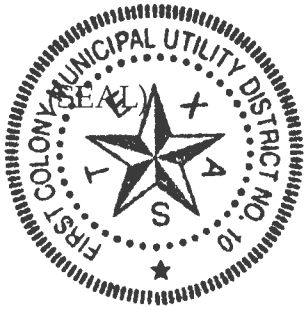
Following review and discussion, Director Cypert moved to (1) accept the Certificate Declaring Unopposed Status of Candidates for Election to the Board of Directors and direct that the Certificate be filed appropriately and retained in the District's official records; (2) adopt the Order Cancelling Election and Declaring Unopposed Candidates Elected to Office, authorize the Secretary's agent to post the Order Cancelling, as required, and direct that the Order Cancelling be filed appropriately and retained in the District's official records; and (3) cancel the contract with the County for election services for the May 2, 2026, Directors Election. Director Franklin seconded the motion, which passed unanimously.

### MEETING SCHEDULE

Following discussion, the Board concurred to hold a regular meeting on May 13, 2026.

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

[SIGNATURE PAGE FOR THE MINUTES OF THE MARCH 11, 2026, BOARD MEETING]



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Secretary, Board of Directors

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