

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 23

May 28, 2026

The Board of Directors (the "Board") of Fort Bend County Municipal Utility District No. 23 (the "District") met in regular session, open to the public, on the 28th day of May, 2026, at Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Houston, Texas 77027, outside the boundaries of the District, and the roll was called of the members of the Board:

William Thomas	President
Anzilla Gilmore	Vice President
Ellen Hughes	Secretary
Chris Robinson	Assistant Vice President
Brian Cokes	Assistant Secretary

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

Also attending the meeting in person were Melanie Garrett of Assessment of the Southwest, Inc.; Tracey Scott of Myrtle Cruz, Inc. ("Myrtle Cruz"); Brian Edwards and Jorge Gonzalez of LJA Engineering, Inc. ("LJA"); Calvin Browne and Ursalla Kelly of Municipal District Services, LLC ("MDS"); Danae Dehoyos of Touchstone District Services ("Touchstone"); Neil Williams of A&S Engineers; Cheryl Chinen of Texas Commercial Realty; Asim Manasia of Pari Properties; and Adisa Harrington and Kia Fields of Allen Boone Humphries Robinson LLP ("ABHR").

Also attending the meeting by teleconference were Chris Chomer of LJA; and Marcus Campbell of Time and Season.

PUBLIC COMMENTS

Ms. Harrington offered any members of the public attending the meeting the opportunity to make public comment.

There being no members of the public requesting to make public comment, Ms. Harrington moved to the next agenda item.

CONSENT AGENDA

The minutes of the April 23, 2026, regular Board meeting, and the May 12, 2026, special Board meeting, and consultant reports were provided in advance of the meeting. After discussion, Director Hughes moved approve all items, and to direct that, where appropriate, items are filed appropriately and retained in the District's official records, including the following: (1) the minutes from the April 23, 2026, regular Board meeting,

and the May 12, 2026, special Board meeting; (2) the tax assessor/collector's report and delinquent tax report; (3) the operator's report; and (4) the District's annual report containing updated financial and operating data to be filed in accordance with the continuing disclosure provisions contained in the bond resolutions pursuant to SEC Rule 15c2-12, subject to final review. Director Robinson seconded the motion, which carried unanimously. Copies of all consultant reports are attached.

2026 DIRECTORS ELECTION; REORGANIZE BOARD AND EXECUTION OF DISTRICT REGISTRATION FORM

ORDER CANVASSING THE RETURNS AND DECLARING RESULTS OF 2026 DIRECTORS ELECTION

The Board reviewed the certified returns from Fort Bend County for the District's 2026 Directors Election. Ms. Harrington presented an Order Canvassing the Returns and Declaring Results of the 2026 Directors Election, reflecting that the election resulted favorably for the following, as indicated in the certified returns: William Thomas-57 votes, Derek Coleman-90 votes, and Ellen Hughes-62 votes.

CERTIFICATE OF ELECTION

The Board considered approving a Certificate of Election, reflecting the election of William Thomas, Ellen Hughes, and Derek Coleman to the Board of Directors of the District for new four-year terms.

DIRECTORS' SWORN STATEMENTS, BOND, AND OATHS OF OFFICE

Ms. Harrington reviewed the Sworn Statement, Official Bond, and Oath of Office for Director Coleman. She also reviewed the Sworn Statements and Oaths of Office for Directors Thomas and Hughes.

DISTRICT REGISTRATION FORM

The Board considered authorizing filing of an updated District Registration Form with the Texas Commission on Environmental Quality ("TCEQ"), reflecting the terms of the newly elected directors.

Following review and discussion of all election related items, Director Thomas moved to (1) adopt the Order Canvassing the Returns and Declaring Results of the 2026 Directors Election and direct that the Order be filed appropriately and retained in the District's official records; (2) approve the Certificate of Election; (2) approve the Sworn Statements, Official Bond, and Oaths of Office and authorize filing of the Oaths of Office with the Secretary of State, as required by law; (3) reorganize the Directors' positions as follows:

William Thomas	President
Brian Cokes	Vice President
Ellen Hughes	Secretary
Chris Robinson	Assistant Vice President
Derek Coleman	Assistant Secretary

and (4) authorize filing of an updated District Registration Form with the TCEQ. Director Hughes seconded the motion, which passed unanimously.

OPEN MEETINGS ACT AND PUBLIC INFORMATION ACT

Ms. Harrington discussed a memorandum from ABHR regarding the Texas Open Meetings Act ("TOMA") and Texas Public Information Act ("TPIA") requirements, a copy of which is attached. She stated that each elected public official is required to complete a course of training regarding responsibilities of the governmental body and its members under the TOMA, Chapter 551, Texas Local Government Code. Ms. Harrington also discussed the TPIA training and noted that the Texas Legislature has made it explicit that officers and employees of governmental entities are temporary custodians of public information. She encouraged Director Coleman to receive TOMA and TPIA training as soon as possible and forward his certificates of completion to ABHR for inclusion in the District's permanent records.

CONFLICT OF INTEREST DISCLOSURE REQUIRED UNDER CHAPTER 176 OF THE TEXAS LOCAL GOVERNMENT CODE AND LIST OF LOCAL GOVERNMENT OFFICERS FOR THE DISTRICT

The Board reviewed a memorandum regarding conflict of interest disclosure required under Chapter 176 of the Texas Local Government Code and disclosure forms adopted by the Texas Ethics Commission. After discussion, the Board concurred for Director Coleman to review the memorandum and forms and file the appropriate forms for any disclosable conflicts. The Board also concurred to authorize execution of an updated List of Local Government.

CYBERSECURITY AND ARTIFICIAL INTELLIGENCE TRAINING REQUIREMENTS

The Board reviewed a memorandum regarding cybersecurity and artificial intelligence training prepared by ABHR, a copy of which is attached. Ms. Harrington stated that the required training should be completed and reported to ABHR prior to the August 31st deadline for reporting compliance to the Texas Department of Information Resources ("DIR"). Following review and discussion, the Board directed the required persons to complete their certified training programs and report their completion to ABHR for reporting to DIR by August 31st.

PARKS AND RECREATIONAL FACILITIES MATTERS

Mr. Campbell reviewed a report on projects completed at the Ellen Hughes Walking Trail, Winfield Lakes Concrete Walking Trail, and M.R. Massey Park. Following discussion, the Board concurred for Mr. Campbell to trim the bushes near the District monument sign and remove bamboo, as discussed.

Mr. Chomer presented and reviewed the landscape architect's report, a copy of which is attached.

Mr. Chomer updated the Board on Hardscape to serve District trails and the related Texas Parks and Wildlife Recreational Grant. He recommended the Board approve Pay Estimate No. 1 in the amount of \$8,049.58, payable to D.L. Meacham, L.P. Mr. Chomer also recommended approval of the Amended Agreement for the Texas Parks and Wildlife Recreational Grant that will extend the lifespan of the Grant.

Following review and discussion, and based on the landscape architect's recommendation, Director Cokes moved to (1) approve the landscape architect's report; (2) approve Pay Estimate No. 1 in the amount of \$8,049.58, for Hardscape to serve District trails; and (3) approve the Amended Agreement for the Texas Parks and Wildlife Recreational Grant. Director Robinson seconded the motion, which carried unanimously.

FINANCIAL AND BOOKKEEPING MATTERS; AMENDMENT TO BOOKKEEPING AGREEMENT

Ms. Scott presented and reviewed the bookkeeper's report, investment report, and the bills presented for payment from the District's accounts.

Ms. Scott reviewed the Amended and Restated Agreement for Bookkeeping Services between the District and Myrtle Cruz.

Following review and discussion, Director Hughes moved to (1) approve the bookkeeper's report, investment report, and payment of the bills; and (2) approve the Amended and Restated Agreement for Bookkeeping Services. Director Cokes seconded the motion, which carried unanimously. A copy of the bookkeeper's report is attached.

ENGINEERING MATTERS; UPDATE ON ANNEXATION MATTERS

Mr. Gonzalez presented and reviewed the engineer's report, a copy of which is attached.

The Board discussed the proposed annexation of a 52.49-acre tract at South Post Oak Boulevard and State Highway 6 (the "Morris Tract"). Mr. Williams presented and reviewed draft renditions of a Master Site Plan. He requested either temporary out-of-

district service or expedited deannexation from the City of Houston. Discussion ensued regarding the two additional pump stations and two additional ponds proposed for the development, and Mr. Edwards stated he will need to update the feasibility report to include the additional facilities. The Board then discussed whether the City of Missouri City could absorb the Morris Tract into its Groundwater Reduction Plan. Following discussion, the Board requested that the developers provide an updated development plan to LJA including additional facilities needed for development of the Morris Tract.

Following review and discussion, Director Thomas moved to approve the engineer's report. Director Cokes seconded the motion, which carried unanimously.

ADDITIONAL OPERATING MATTERS, INCLUDING TERMINATION OF WATER AND SEWER SERVICE

Mr. Browne 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.

The Board discussed recent complaints received from District residents. Mr. Browne confirmed that the operator billing matter has been resolved, and the sidewalk issue is not District related so would need to be resolved by the resident and/or homeowners association. Discussion ensued regarding unauthorized vehicles and horses in the District, and it was noted that the Sheriff's Office has been notified of these issues.

The Board discussed the lower than normal water accountability in the District and Mr. Browne stated MDS will investigate the matter.

Mr. Browne requested authorization to write off three uncollectable accounts totaling \$689.26 and send them to a collection agency.

Following review and discussion, Director Thomas moved to (1) authorize termination of delinquent accounts in accordance with the District's Rate Order and direct that the delinquent customer list be filed appropriately and retained in the District's official records; and (2) authorize MDS to write off three uncollectable accounts totaling \$689.26 and send them to a collection agency. Director Coleman seconded the motion, which passed unanimously.

UPDATE TO FORT BEND SUBSIDENCE DISTRICT (“FBSD”) WATER CONSERVATION SCHOOL PROGRAM

The Board discussed an update to FBSD’s Water Conservation School Program wherein the Sponsors may still request a preferred school or ISD but must participate in the Program even if the preferred school or ISD is not available. Following discussion, the Board concurred to continue participating in the Program.

DISTRICT SECURITY MATTERS

The Board discussed security matters in the District.

ADMINISTRATIVE MANAGER/BUILDING MATTERS

Ms. Kelly presented and reviewed the administrative manager’s report, a copy of which is attached.

Ms. Kelly presented and reviewed proposals for replacing the electronic sign at the M.R. Massey Building.

Ms. Kelly also discussed replacing the 3-ton unit air conditioning unit in the conference room, office, and bathrooms in the M.R. Massey Building. Following discussion, the Board requested that Ms. Kelly also obtain a quote for a 5-ton air conditioning unit.

Ms. Kelly presented and reviewed a proposal to replace 11 air conditioning vent covers with new collars in the amount of \$2,200.00 at the M.R. Massey Building.

The Board requested that Mr. Campbell power wash the brick around the electronic sign at the M.R. Massey Building.

Following review and discussion, Director Hughes moved to (1) approve the administrative manager’s report; (2) approve the proposal from Genoptic Smart Displays to replace the electronic sign at the M.R. Massey Building in the amount of \$30,000.00; and (3) replace 11 air conditioning vent covers with new collars in the amount of \$2,200.00 and also clean the air ducts and vents. Director Robinson seconded the motion, which passed unanimously.

UPDATE ON DISTRICT CONDEMNATION

Ms. Harrington reported that the District’s outside counsel is finalizing the paperwork for this matter.

DISTRICT WEBSITE AND COMMUNICATION MATTERS

Ms. Dehoyos discussed communication matters in the District and updates to the District's website. A copy of the communications report is attached.

The Board discussed authorizing Ms. Dehoyos to coordinate with Director Hughes to post FBSD sponsor kits on the District website.

The Board concurred to add Director Coleman to the District's communications committee.

REPORTS FROM DIRECTORS AND DISTRICT CONSULTANTS ON DISTRICT OPERATIONS

Ms. Garrett reported on the District's 2026 preliminary estimate of value.

CONVENE IN EXECUTIVE SESSION

The Board did not convene in executive session.

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


Secretary, Board of Directors

(SEAL)



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