

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 23

June 25, 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 25th day of June, 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
Brian Cokes	Vice President
Ellen Hughes	Secretary
Chris Robinson	Assistant Vice President
Derek Coleman	Assistant Secretary

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

Also attending the meeting in person were Ryan Fortner of Revenue Management Services; Cameron Brown of Assessment of the Southwest, Inc.; Tracey Scott of Myrtle Cruz, Inc. ("Myrtle Cruz"); 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 Hannah Brook and Merry Heyne of Allen Boone Humphries Robinson LLP ("ABHR").

Also attending the meeting by teleconference were Marcus Campbell of Time and Season; Chris Chomer of LJA; and Felicia Parker-Taylor, a resident of the District.

CONSENT AGENDA

The minutes of the May 28, 2026, regular Board meeting, and consultant reports were provided in advance of the meeting. After discussion, Director Hughes moved to remove agenda item 2.b. and approve all remaining 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 May 28, 2026, regular Board meeting; and (2) the operator's report. Director Robinson seconded the motion, which carried unanimously. Copies of all consultant reports are attached.

ITEMS REMOVED FROM CONSENT AGENDA

TAX ASSESSMENT AND COLLECTION MATTERS

Mr. Brown presented and reviewed the tax assessor/collector's report, a copy of which is attached.

Mr. Brown presented and reviewed a letter to the Board from a District resident at 1703 Manchester Crossing Drive requesting a waiver of the penalties and interest on 2025 delinquent taxes because of the tax account still being listed under the previous owner's name. Mr. Brown stated that the District is authorized under State law to waive penalties because waiver of penalty and interest is allowed if there were errors or omissions, which did occur due to the account not being updated by the Fort Bend County Appraisal District ("FBCAD").

Following review and discussion, Director Hughes moved to (1) approve the tax assessor/collector's report and delinquent tax report; and (2) approve the request from the District resident at 1703 Manchester Crossing Drive that the penalties and interest be waived on her 2025 delinquent taxes due to the account not being updated by FBCAD. Director Thomas seconded the motion, which passed unanimously.

PARKS AND RECREATIONAL FACILITIES MATTERS

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

Mr. Chomer updated the Board on the 10-acre park tract. He requested authorization for the Board to execute the CenterPoint Energy Consent to Encroach for the 10-acre park tract. Mr. Chomer also reviewed a storm sewer easement (0.0195 Acre) for the 10-acre park tract.

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. 2 in the amount of \$38,702.12, payable to D.L. Meacham, L.P.

Following review and discussion, and based on the landscape architect's recommendation, Director Hughes moved to (1) approve the landscape architect's report; (2) approve the CenterPoint Energy Consent to Encroach for the 10-acre park; (3) accept the Easement; and (4) approve Pay Estimate No. 2 in the amount of \$38,702.12, for Hardscape to serve District trails. Director Thomas seconded the motion, which carried unanimously.

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

PUBLIC COMMENTS

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

Ms. Parker-Taylor discussed damaged landscaping caused by unauthorized vehicles on the Andover Farms detention pond. She also discussed dumping at the detention pond.

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

UPDATE ON ANNEXATION MATTERS

The Board discussed the proposed annexation of a 52.49-acre tract at South Post Oak Boulevard and State Highway 6 (the "Morris Tract"). Ms. Chinen discussed the possible exclusion from the City of Houston's ETJ. She also discussed whether the District would be willing to enter into a temporary out-of-district service agreement.

FINANCIAL AND BOOKKEEPING MATTERS

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

Following review and discussion, Director Hughes moved to approve the bookkeeper's report, investment report, and payment of the bills. Director Cokes seconded the motion, which carried unanimously. A copy of the bookkeeper's report is attached.

ASSOCIATION OF WATER BOARD DIRECTORS CONFERENCE

The Board discussed the Association of Water Board Directors ("AWBD") summer conference. After discussion, Director Hughes moved to approve reimbursement of eligible AWBD summer conference expenses submitted by all participating Directors, which the bookkeeper confirmed were submitted in accordance with the District's Travel Reimbursement Guidelines, and authorize attendance at the AWBD winter conference by any Director who wishes to participate. Director Robinson seconded the motion, which was approved by unanimous vote.

AUTHORIZE DELINQUENT TAX ATTORNEY TO PROCEED WITH COLLECTION OF DELINQUENT TAXES

Ms. Brook reported the District's delinquent tax attorney, Perdue, Brandon, Fielder, Collins & Mott, LLP ("Perdue"), may begin to collect delinquent 2025 taxes on July 1, 2026.

After discussion, Director Robinson moved to authorize Perdue Brandon to proceed with collection of the 2025 delinquent taxes outstanding as of July 1, 2026. Director Cokes seconded the motion, which passed unanimously.

ENGINEERING MATTERS;

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

Mr. Gonzalez updated the Board on the Water Line and Sanitary Sewer Extension along South Post Oak Boulevard. He presented and reviewed an Amendment to the Annexation Agreement between the District and Fort Bend County (the "County") to revise the total amount to be paid by the County to the District to \$110,774.76.

Following review and discussion, Director Hughes moved to (1) approve the engineer's report; and (2) approve the Amendment to the Annexation Agreement, subject to final review and approval by ABHR. Director Robinson seconded the motion, which carried unanimously.

ADDITIONAL OPERATING MATTERS, INCLUDING TERMINATION OF WATER AND SEWER SERVICE; INTERLOCAL AGREEMENT WITH SUBSIDENCE DISTRICT FOR WATER CONSERVATION SCHOOL PROGRAM; AMENDMENT TO SERVICE AGREEMENT BETWEEN THE DISTRICT AND MUNICIPAL DISTRICT SERVICES

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.

Mr. Browne requested authorization to write off seven uncollectable accounts totaling \$1,012.47 and send them to a collection agency.

Mr. Browne discussed a customer in the District who has a running balance on her bill. He stated that the customer is requesting a payment plan to take care of the delinquent amount.

Mr. Browne presented and reviewed an amendment to MDS's Schedule of Rates.

The Board deferred approval of the Interlocal Agreement between the District and Fort Bend Subsidence District until the next Board meeting.

Following review and discussion, Director Hughes 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; (2) authorize MDS to write off seven uncollectable accounts totaling \$1,012.47 and send them to a collection agency; (3) approve the payment plan requested by the homeowner, as discussed; and (4) approve the Amendment to MDS's Schedule of Rates. Director Cokes seconded the motion, which passed unanimously.

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 discussed changing the opening time for the M.R. Massey Building on Sundays from 9:00 a.m. to 11:00 a.m.

The Board discussed the fee that Fort Bend County is being charged to use the M.R. Massey Building for 12 hours a day during elections. It was noted that the current fee is \$250, and the District is not charging Fort Bend County for the use of the building the day before an election when they drop off their equipment.

Ms. Kelly reported that she is transitioning from mailing checks for rental deposit refunds to sending them electronically.

Ms. Kelly presented and reviewed a request from a District resident to use the Fresno tennis courts on Saturdays to establish a community youth tennis program.

Following review and discussion, Director Robinson moved to (1) approve the administrative manager's report; (2) approve changing the opening time for the M.R. Massey Building on Sundays from 9:00 a.m. to 11:00 a.m.; (3) approve charging Fort Bend County a fee in the amount of \$1,200 for the use of the M.R. Massey Building for 12 hours a day during elections; and (4) deny the request from the individual requesting to use the Fresno tennis courts on Saturdays to establish a community youth tennis program. Director Thomas seconded the motion, which passed unanimously.

UPDATE ON DISTRICT CONDEMNATION

Ms. Brook 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 the communications committee to post information on the District's website about unauthorized vehicles.

The Board discussed a garbage text alert for the 4th of July holiday that will be sent to District residents.

Ms. Dehoyos discussed adding a quarterly EyeOnWater alert to increase the number of residents signing up for this service.

Ms. Dehoyos presented and reviewed a proposal for drone footage of the new connector trail after completion in the amount of \$540.00. She also presented and reviewed a proposal for a website update with an interactive map of the trails system in the estimated amount of \$450.00.

Following review and discussion, Director Hughes moved to (1) approve the communications report; (2) approve the proposal for drone footage of the new connector trail after completion in the amount of \$540.00; and (3) approve the proposal for a website update with an interactive map of the trails system in the estimated amount of \$450.00. Director Cokes seconded the motion, which passed unanimously.

REPORTS FROM DIRECTORS AND DISTRICT CONSULTANTS ON DISTRICT OPERATIONS

There was no discussion on this agenda item.

SALES TAX AUDIT REPORT

Mr. Fortner presented and reviewed the District's quarterly Sales Tax Audit Report, a copy of which will be filed appropriately and retained in the District's official records.

CONVENE IN EXECUTIVE SESSION

The Board convened in executive session at 7:55 p.m., pursuant to Section 551.071, Texas Government Code, to conduct a private consultation with attorney to discuss pending or contemplated litigation, or a settlement offer.

RECONVENE IN OPEN SESSION

The Board reconvened in open session at 8:07 p.m. There was no Board action taken.

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



Secretary, Board of Directors

(SEAL)



LIST OF ATTACHMENTS TO MINUTES

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