

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 163

January 27, 2026

The Board of Directors (the "Board") of Fort Bend County Municipal Utility District No. 163 (the "District") met in regular session, open to the public, on the 27th day of January, 2026, at the offices of Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Suite 2400, Houston, Texas, outside the boundaries of the District, and the roll was called of the members of the Board:

Richard Patrick	President
Jennifer Hundl	Vice President
Justin Ring	Secretary
Omar Cabello	Assistant Vice President
Andy Zepeda	Assistant Secretary

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

Also attending the meeting were: Yaneth Cooper of Municipal Accounts & Consulting, LP; Kristy Schoonover of Tax Tech, Inc.; Ralph Saldana of Pape-Dawson Engineers, Inc. ("Pape-Dawson"); Brandon West of Touchstone District Services ("Touchstone"); Mitchell Neupert of Robert W. Baird & Co. Incorporated; and Adisa Harrington and Carnell Emanuel of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

There were no public comments.

MINUTES

The Board considered approving the minutes from the December 23, 2025, meeting. Following review and discussion, Director Cabello moved to approve the minutes, as submitted. Director Zepeda seconded the motion, which passed unanimously.

2026 DIRECTOR ELECTION

Ms. Harrington discussed procedures related to the 2026 Directors Election.

Ms. Harrington reviewed a Resolution Designating an Agent of the Secretary of the Board of Directors during the 2026 Directors Election Period.

Ms. Harrington then reported on requirements to file a Notice of Deadline to File Applications for Place on the Ballot for the 2026 Directors Election.

Ms. Harrington then reported the District may contract with Fort Bend County, if necessary, to conduct the District's 2026 Directors Election.

Ms. Harrington reviewed an Order Calling Directors Election.

The Board then considered authorizing the Notice of Election.

Following review and discussion, Director Patrick moved to: (1) adopt a Resolution Designating an Agent of the Secretary of the Board during the 2026 Directors Election Period appointing Carnell W. Emanuel as the agent of the Secretary of the Board of Directors to perform the duties of the District's Directors Election and authorize the agent to post the related notice as required; (2) authorize the Secretary's agent to post the Notice of Deadline to File Applications for a Place on the Ballot; (3) approve a contract with Fort Bend County for election services; (4) adopt the Order Calling Directors Election; (5) authorize the Secretary's agent to post or publish and provide to the County Clerk and Voter Registrar Notice of Election, if required; and (6) direct that all documents be filed appropriately and retained in the District's official records. Director Zepeda seconded the motion, which passed unanimously.

Directors Ring and Hundl arrived at the meeting.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Cooper reviewed the bookkeeper's report, including bills submitted for payment. A copy of the bookkeeper's report is attached. Following review and discussion, and based on the bookkeeper's recommendation, Director Ring moved to approve the bookkeeper's report and payment of the bills. Director Cabello seconded the motion, which passed unanimously.

ASSOCIATION OF WATER BOARD DIRECTORS

The Board discussed the Association of Water Board Directors winter conference and considered authorizing attendance at the summer conference. Following discussion, Director Ring moved to approve reimbursement of all eligible expenses, which the bookkeeper confirmed were submitted in accordance with the District's Travel Reimbursement Guidelines, for Directors who attended the winter conference, and to authorize attendance of any interested Directors at the summer conference. Director Patrick seconded the motion, which passed unanimously.

ANNUAL DISCLOSURE STATEMENT

The Board considered accepting the annual disclosure statements of the District's bookkeeper and investment officers. Ms. Harrington stated that the annual disclosure statements disclose relationships of the bookkeeper and investment officers with entities or individuals who are offering, have offered, or may offer to engage in an

investment transaction with the District. Following review and discussion, Director Zepeda moved to accept the annual disclosure statements of the bookkeeper and investment officers. Director Patrick seconded the motion, which passed unanimously.

ANNUAL REVIEW OF INVESTMENT POLICY

The Board conducted its annual review of the District's Investment Policy. Ms. Harrington stated that neither ABHR nor the bookkeeper have any recommended changes. Following review and discussion, Director Patrick moved to adopt a Resolution Regarding Annual Review of Investment Policy. Director Ring seconded the motion, which passed unanimously.

RESOLUTION ESTABLISHING THE AUTHORIZED DEPOSITORY INSTITUTIONS AND ADOPTING LIST OF QUALIFIED BROKER/DEALERS WITH WHOM THE DISTRICT MAY ENGAGE IN INVESTMENT TRANSACTIONS

Ms. Harrington reviewed a Resolution Establishing Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions. She next reviewed a list of qualified broker/dealers provided by MAC. Following review and discussion, Director Hundl moved to adopt the Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions. Director Cabello seconded the motion, which passed unanimously.

TAX COLLECTION MATTERS

Ms. Schoonover reviewed the monthly tax assessor/collector's report and bills submitted for payment. A copy of the tax assessor/collector's report is attached. Following review and discussion, and based on the tax assessor/collector's recommendation, Director Ring moved to approve the tax report and checks presented for payment. Director Patrick seconded the motion, which passed unanimously.

ENGINEERING MATTERS

Mr. Saldana reviewed the maintenance report prepared by Storm Water Solutions, LLC, a copy of which is attached. He reported on maintenance and repair issues in the District.

Mr. Saldana and Ms. Harrington updated the Board regarding discussions with Pelican Builders on future construction projects.

AGREEMENT FOR PROFESIONAL ENGINEERING SERVICES

Mr. Saldana presented and reviewed an Agreement for Professional Engineering Services between the District and Pape-Dawson (the "Agreement") and responded to questions from the Board. Following review and discussion, Director Ring moved to approve the Agreement. Director Cabello seconded the motion, which passed unanimously.

UPDATE ON 46-ACRE ANNEXATION

There was no update on this matter.

ATTORNEY'S REPORT

Ms. Harrington reported on the District's post-issuance compliance activities during the prior calendar year related to bond financings. She stated that no corrective action is required at this time.

WEBSITE MATTERS

Mr. West presented a communications report prepared by Touchstone, a copy of which is attached. The Board then discussed posting an article on the District's website reminding residents of the deadline to pay property taxes. Following review and discussion, Director Ring moved to authorize Touchstone to post the article on the District's website, as discussed. Director Patrick seconded the motion, which passed unanimously.

REPORTS FROM DIRECTORS AND CONSULTANTS

Director Patrick updated the Board on the most recent Districts Council meeting.

MEETING SCHEDULE

The Board concurred to tentatively schedule the next meeting for February 24, 2026, at 9:30 a.m. at the offices of ABHR.

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




Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
Bookkeeper's Report.....	2
Tax Report.....	3
Maintenance Report.....	3
Communications Report.....	4