

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 163

June 24, 2025

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 24th day of June, 2025, 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, except Directors Ring and Zepeda, thus constituting a quorum.

Also attending the meeting were: Rose Montalbano of Municipal Accounts & Consulting, LP; Kristy Hebert of Tax Tech, Inc.; Ralph Saldana of Pape-Dawson Engineers, Inc.; Dee Russell 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 May 27, 2025, meeting. Following review and discussion, Director Patrick moved to approve the minutes, as submitted. Director Hundl seconded the motion, which passed unanimously.

ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") SUMMER CONFERENCE, REIMBURSEMENT OF ELIGIBLE EXPENSES, AND ATTENDANCE AT WINTER CONFERENCE

The Board discussed the AWBD summer conference and considered authorizing attendance at the winter conference. Following discussion, Director Hundl moved to: (1) approve reimbursement of eligible expenses for Directors who attended the summer conference, if submitted in accordance with the District's Travel Reimbursement

Guidelines; and (2) authorize attendance of any interested Directors at the winter conference. Director Cabello seconded the motion, which passed unanimously.

RENEWAL OF DISTRICT INSURANCE

The Board deferred consideration of this matter.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Montalbano reviewed the bookkeeper's report and bills submitted for payment, including check no. 2602 to ABHR, which was not included in the bookkeeper's report. A copy of the bookkeeper's report is attached. Discussion ensued regarding the use of surplus bond funds. Following review and discussion, Director Patrick moved to approve the bookkeeper's report and payment of the bills, including check no. 2602. Director Hundl seconded the motion, which passed unanimously.

TAX COLLECTION MATTERS

Ms. Hebert reviewed the monthly tax assessor/collector's report for the month of May, 2025, and bills submitted for payment. A copy of the tax assessor/collector's report is attached. Following review and discussion, Director Hundl moved to approve the tax report and checks presented for payment. Director Cabello seconded the motion, which passed unanimously.

AUTHORIZE DELINQUENT TAX ATTORNEY TO PROCEED WITH COLLECTION OF DELINQUENT TAXES

The Board considered authorizing Perdue, Brandon, Fielder, Collins & Mott, LLP ("Perdue Brandon") to proceed with the collection of 2024 real property taxes that are delinquent on July 1, 2025. Following discussion, Director Hundl moved to authorize Perdue Brandon to proceed with delinquent tax collections when appropriate. Director Cabello seconded the motion, which passed unanimously.

ADOPT RESOLUTION NOMINATING CANDIDATE FOR BOARD OF DIRECTOR ELECTION FOR FORT BEND CENTRAL APPRAISAL DISTRICT

Ms. Harrington discussed the process for the District to nominate a person to serve as a director of the Fort Bend Central Appraisal District. No action was taken by the Board.

ENGINEERING MATTERS

Mr. Saldana reviewed the maintenance report prepared by Storm Water Solutions, LLC, a copy of which is attached.

UPDATE ON 46-ACRE ANNEXATION

There was no update on this matter.

UPDATE ON 24-ACRE ANNEXATION

Ms. Harrington discussed the pending annexation of a tract totaling 24.28-acres into the District.

The Board reviewed a Petition for Addition of Certain Land from Pelican Katy Boardwalk, LLC ("Pelican") for the annexation of the land into the District.

The Board then reviewed a Petition for Consent to Annex Land from the District and Pelican to the City of Katy requesting consent to the annexation of the land into the District.

Following review and discussion, Director Patrick moved to: (1) accept the Petition for Addition of Certain Land; (2) authorize execution of the Petition for Consent to Annex Land; and (3) direct that the documents be filed appropriately and retained in the District's records. Director Hundl seconded the motion, which passed unanimously.

ATTORNEY'S REPORT

There was no discussion on this matter.

WEBSITE MATTERS

Ms. Russell presented a communications report prepared by Touchstone, a copy of which is attached. She then proposed including an article regarding hurricane preparedness on the District's website. Following review and discussion, Director Cabello moves to authorize posting the article to the District's website, subject to approval by the Communications Committee. Director Patrick seconded the motion, which passed unanimously.

REPORTS FROM DIRECTORS AND CONSULTANTS

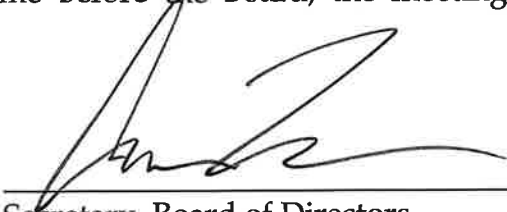
Director Patrick updated the Board on the upcoming Districts Council meeting.

MEETING SCHEDULE

The Board concurred to tentatively schedule the next meeting for July 22, 2025, at 9:30 a.m. at the offices of ABHR.

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




Asst. Secretary, Board of Directors

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