

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 163

June 23, 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 23rd day of June, 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
Andy Zepeda	Secretary
Justin Ring	Assistant Secretary
Omar Cabello	Assistant Vice President

and all of the above were present, except Directors Hundl and Ring, 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.; Brandon West of Touchstone District Services; and Savannah Melton and Carnell Emanuel of Allen Boone Humphries Robinson LLP (“ABHR”).

PUBLIC COMMENTS

There were no public comments.

FINANCIAL AND BOOKKEEPING MATTERS

Ms. Cooper reviewed the bookkeeper’s report, including the bills submitted for payment. A copy of the bookkeeper’s report is attached.

MOWING AND MAINTENANCE OF DISTRICT PROPERTY

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

ENGINEERING MATTERS

Mr. Saldana reported on the Sanitary Lift Station and Force Main for the Katy Boardwalk Reserve project.

Mr. Saldana reported on the Water, Sewer, Drainage, and Paving – Phase 1 (Onsite Infrastructure) for the Katy Boardwalk Reserve project.

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Director Zepeda arrived to the meeting.

MINUTES

The Board considered approving the minutes from the May 26, 2026, meeting. Following review and discussion, Director Patrick moved to approve the minutes, as submitted. Director Cabello 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 Cabello 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 Patrick seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS (CONTINUED)

Director Patrick moved to approve the bookkeeper's report and payment of the bills. 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 2025 real property taxes that are delinquent on July 1, 2026. Following discussion, Director Zepeda moved to authorize Perdue Brandon to proceed with delinquent tax collections when appropriate. Director Patrick seconded the motion, which passed unanimously.

UPDATE ON 46-ACRE ANNEXATION

Mr. Saldana updated the Board on the status of the proposed 46-acre annexation.

REPORT ON DEVELOPMENT

Ms. Melton reviewed a First Amendment to Amended and Restated Development Financing Agreement between the District and Pelican Katy, Boardwalk, LLC (the "Amendment"). Following review and discussion, Director Zepeda moved to

approve the Amendment. Director Patrick 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, Director Cabello moved to approve the tax report and checks presented for payment. Director Patrick seconded the motion, which passed unanimously.

WEBSITE MATTERS

Mr. West presented a communications report, a copy of which is attached.

ATTORNEY'S REPORT

There was no discussion on this matter.

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 28, 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

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