

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 57

June 2, 2026

The Board of Directors (the "Board") of Fort Bend County Municipal Utility District No. 57 (the "District") met in special session, open to the public, on the 2nd day of June, 2026, at the Pine Mill Ranch Community Center, 28610 Pine Mill Ranch Drive, Katy, Texas, (intersection of Winding Point Lane and Pine Mill Ranch Drive), inside the boundaries of the District, and the roll was called of the members of the Board:

Bill Lyle	President
Randy Rodriguez	Vice President
Gina Babineaux	Secretary
Jyothi Vailaya	Assistant Vice President
Freddy Calderon	Assistant Secretary

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

Also attending the meeting were William Saour and Blake Bassett of Benchmark Engineering Corporation ("Benchmark"); Angie Hartwell of First Environment Erosion Controls, Inc. ("First Environment"); and Adisa Harrington and Jakayla Canaday of Allen Boone Humphries Robinson, LLP ("ABHR").

HOMEOWNERS ASSOCIATION ("HOA") MATTERS

Mr. Saour presented revised ownership maps, copies of which are attached, and discussed the preparation of metes and bounds required for certain tracts to be conveyed between the District and Pine Mill Ranch Community Association ("HOA"). Discussion ensued regarding the proposed land conveyances.

The Board then discussed ownership and maintenance responsibilities and associated costs for the tracts to be conveyed, including landscaped areas, monuments, irrigation systems, water features, and related utilities. Following discussion, the Board requested further information on the operating costs for the irrigation infrastructure and directed Mr. Saour to develop simplified exhibits for presentation to the HOA. The Board concurred to engage in discussions with the HOA prior to preparation of metes and bounds or any related maintenance agreements.

Discussion ensued regarding maintenance responsibilities for the perimeter fencing adjacent to District property, and the Board considered various potential cost-sharing approaches involving the District, HOA, and homeowners. It was noted that the HOA is responsible for enforcing fence maintenance standards. The Board

discussed the possibility of establishing a formal policy for future fence maintenance and performing periodic staining and rehabilitation of community-facing fences to enhance neighborhood aesthetics. No action was taken, and the Board concurred to continue to evaluate options and gather additional information for future discussion.

DETENTION POND AND LANDSCAPING MAINTENANCE AND REPAIRS REPORTS AND PROPOSALS

Ms. Hartwell presented two proposals for the restoration of eight park benches from First Environment, copies of which are attached: (1) replacing only damaged bench slats at a cost of \$7,326.94 ("Option 1"); and (2) replacing all bench slats and, where needed, repairing existing hardware and support structures at a cost of \$23,358.27 ("Option 2"). Discussion ensued regarding potential bench color discrepancies if only damaged slats are replaced and the overall condition of the bench frames.

Following discussion, Director Rodriguez requested a detailed cost breakdown for Option 1 and Option 2, including the scope of work as well as itemized material and labor costs. Director Lyle inquired about the total number of benches and tables in the District and the possibility of additional replacement options. The Board instructed Ms. Hartwell to prepare revised proposals and further project information for future Board consideration. No action was taken.

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


Secretary, Board of Directors



LIST OF ATTACHMENTS TO MINUTES

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