MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 57

September 28, 2026

The Board of Directors (the "Board") of Fort Bend County Municipal Utility District No. 57 (the "District") met in regular session, open to the public, on the 28th day of September, 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, thus constituting a quorum.

Also attending the meeting were Justin Klump of Stormwater Solutions; Vanessa Hernandez of Myrtle Cruz, Inc. ("MCI"); Nikki Moore of Assessments of the Southwest, Inc. ("ASW"); Mirna Bonilla-Odums and Adrian Rodriguez of Inframark Water & Infrastructure Services ("Inframark"); William Saour and Blake Bassett of Benchmark Engineering Corporation ("Benchmark"); Abby Porter of First Environment Erosion Controls, Inc. ("First Environment"); and Adisa Harrington and Jakayla Canaday of Allen Boone Humphries Robinson, LLP ("ABHR").

PUBLIC COMMENTS

The Board offered any members of the public the opportunity to make public comments.

Director Lyle reported a recent fatal traffic accident involving a child near the District and discussed concerns regarding pedestrian safety in the surrounding community. He stated that the homeowners association is considering requesting a traffic study from Fort Bend County and discussed the possibility of coordinating with neighboring districts and homeowners associations to support the request.

The Board discussed maintenance of and improvements to the pedestrian crossing signals on Pine Mill Ranch Drive. Mr. Saour reported receiving a proposal for improvements to the crossing signals, noting that additional review is necessary to determine the appropriate scope of work and associated costs.

Following discussion, the Board agreed to tentatively schedule a special meeting for October 14, 2026, at 9:00 a.m., subject to the engineer's review of the proposal received, to further discuss pedestrian safety improvements.

MINUTES

The Board considered approving the minutes of the August 24, 2026, regular meeting, as presented. After review and discussion, Director Babineaux moved to approve the minutes of the August 24, 2026, regular meeting. The motion was seconded by Director Lyle and passed unanimously.

PINE MILL RANCH COMMUNITY ASSOCIATION ("PMRCA") AND AVALON AT PINE MILL COMMUNITY ASSOCIATION, INC. MATTERS

The Board discussed ongoing coordination with the HOA regarding the proposed land conveyances and related maintenance agreement(s). Following discussion, Ms. Harrington stated she will coordinate with Diretors Lyle and Babineaux to schedule a call to further review these HOA matters.

BOOKKEEPER'S REPORT

Ms. Hernandez presented and reviewed the bookkeeper's report, including the monthly investment report, budget comparison, and bills submitted for payment. A copy of the bookkeeper's report is attached.

Ms. Hernandez reported a potential overlap in the streetlight electricity charges between Direct Energy and Gridmatic Retail. She stated that she would confirm the applicable billing periods before releasing the payment to Direct Energy.

Ms. Hernandez requested approval of the following additional checks: (1) check no. 2200, in the amount of $202.93,to Dos Tacos for catering the Board's August 24, 2026, regular meeting; and (2) check no. 2201, in the amount of $204.09, to Director Calderon for director fees.

After review and discussion, Director Rodriguez moved to approve the bookkeeper's report and payment of the bills, including Check Nos. 2200 and 2201, subject to verification of the Direct Energy invoice. Director Calderon seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Moore distributed the monthly tax assessor/collector's report, a copy of which is attached, including the checks presented for payment, the District's list of unpaid accounts, and the delinquent tax roll. She reported that 99.43% of the District's

2025 taxes were collected as of August 31, 2026. Discussion ensued regarding the delinquent tax roll.

The Board discussed delinquent tax accounts and potential termination of water service for nonpayment of property taxes. Ms. Harrington recommended confirming the status of the delinquent accounts with Perdue, Brandon, Fielder, Collins & Mott, LLP ("Perdue"), including applicable notice requirements and account eligibility, before proceeding with any terminations. Following discussion, the Board agreed to defer consideration of water service terminations for delinquent property taxes until the next regular Board meeting, at which time an updated delinquent account list and the necessary information will be presented for consideration. The Board then considered authorizing Perdue to mail notice of a public hearing for termination of water and sewer service to those residents with delinquent property taxes in accordance with Water Code §49.212.

Following review and discussion, Director Babineaux moved to: (1) approve the tax assessor/collector's report; and (2) authorize Perdue to mail notice of the public hearing scheduled for October 26, 2026, to the property owners on the delinquent tax account list to be provided by Perdue. Director Vailaya seconded the motion, which passed unanimously.

CONDUCT PUBLIC HEARING REGARDING DISTRICT'S TAX RATE, ADOPT ORDER LEVYING TAXES, AND AUTHORIZE EXECUTION OF AMENDMENT TO INFORMATION FORM

Ms. Moore confirmed that notice was published of the public hearing to be held at today's meeting regarding adoption of the District's proposed 2026 total tax rate of $0.65.

Ms. Harrington opened the public hearing. There being no comments from the public, Ms. Harrington closed the public hearing.

Ms. Harrington presented an Order Levying Taxes reflecting the proposed 2026 tax rate. She then presented an Amendment to Information Form reflecting the tax rate and stated that the Amendment will be filed with the Texas Commission on Environmental Quality and recorded in the Official Public Records of Fort Bend County.

After review and discussion, Director Lyle moved to: (1) adopt the Order Levying Taxes reflecting a total 2026 tax rate of $0.65 per $100 of assessed valuation, comprised of $0.25 to pay debt service on water, sewer, and drainage bonds, and $0.40 for operations and maintenance; (2) authorize execution of the Amendment to Information Form; and (3) direct that the Order and Amendment be filed appropriately

and retained in the District's official records. Director Babineaux seconded the motion, which passed by unanimous vote.

OPERATOR'S REPORT

Ms. Bonilla-Odums introduced Adrian Rodriguez. She then presented and reviewed the monthly operator's report, a copy of which is attached. Ms. Bonilla-Odums reported on routine maintenance performed for the District's facilities, including repairs and maintenance for the District's lift station, sanitary sewer lines, water lines, water plant, and wastewater treatment plant. Ms. Bonilla-Odums noted water accountability was 98.53% for the last billing period.

Ms. Bonilla-Odums reported that blower motor no. 2 at the sewer treatment plant failed and presented a proposal for replacement, in the amount of $12,771.00. She explained that the existing 75-horsepower motor was installed in 2012 and recommended replacement rather than repair due to the age of the equipment and associated cost.

Ms. Bonilla-Odums reported that one of the three pumps at the District's on-site lift station is not operating due to malfunctioning controls. She presented a proposal in the amount of $10,500.00 to replace the level controllers and related electrical components necessary to restore the pump to operation.

Ms. Bonilla-Odums reported that blower no. 6 returned to service and that the air-conditioning unit at the sewer treatment plant was replaced.

HEARING ON TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT ACCOUNTS

Ms. Bonilla-Odums presented a list of delinquent customers and reported the customers 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 to explain, contest, or correct their bills and to show why utility services should not be terminated for reason of non-payment.

WATER CONSERVATION PROGRAM

Ms. Bonilla-Odums updated the Board regarding the program. The Board discussed providing additional information to residents through the District's website to increase awareness of the program.

REVIEW OF DISTRICT FACILITIES

There was no discussion on this agenda item.

NORTH FORT BEND WATER AUTHORITY MATTERS ("NFBWA")

Ms. Bonilla-Odums recommended that the NFBWA surface water fee remain at $4.55 for 2027. The Board discussed the District's flushing program and the possibility of conducting additional system surveys.

AUTOMATED METER READING REPLACEMENT

Ms. Bonilla-Odums discussed anticipated equipment costs, delivery schedules, and the lack of available volume discounts. Following discussion, the Board concurred to authorized Inframark to proceed with ordering approximately 500 replacement meters to address the outstanding communication issues.

Following review and discussion, Director Lyle moved to (1) approve the operator's report; (2) authorize termination of current 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; (3) approve the proposal for blower motor no. 2 replacement, in the amount of $12,771.00; (4) approve the proposal to replace and restore the lift station pump, in the amount of $10,500.00; and (5) authorize Inframark to proceed with ordering the 500 replacement meters. Director Babineaux seconded the motion, which passed unanimously.

GEOGRAPHIC INFORMATION SYSTEM ("GIS")

There was no discussion on this agenda item.

ENGINEER'S REPORT

Mr. Bassett presented a written report on engineering activities performed by Benchmark in the District, including items specifically addressed as follows in the minutes. A copy of the engineer's report is attached.

CAPITAL IMPROVEMENTS PLAN ("CIP")

Mr. Bassett updated the Board on CIP matters.

SECOND EMERGENCY INTERCONNECTION WITH FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 58 ("MUD 58)

There was no discussion on this agenda item.

KCF REMOTE MONITORING

There was no discussion on this agenda item.

PINE MILL RANCH AND AVALON AT PINE MILL OUTFALLS

There was no discussion on this agenda item.

WATER PLANT & WASTEWATER TREATMENT PLANT CONTROLS IMPROVEMENTS

Mr. Bassett updated the Board on the water plant and wastewater treatment plant control improvements. He stated that contracts were approved by ABHR, and Benchmark will schedule an on-site preconstruction meeting and issue notice to proceed for the work. Discussion ensued.

WATER PLANT GROUNDWATER CAPACITY

Mr. Bassett provided an update on the NFBWA temporary surface water capacity. He reported that the amended letter agreement was signed and executed by the NFBWA on August 26, 2026, and is now in effect.

Mr. Bassett updated the Board regarding the deepening of the internal components of the existing water well. He stated that Benchmark plans to submit all construction documents during the first week of October. Mr. Saour reported that construction could begin as early as December and that the well may be offline for two to three weeks. He stated that he will provide additional information following the on-site meeting. Discussion ensued.

Mr. Bassett reported on the final take-or-pay agreement with the NFBWA to be entered into in Spring or Summer 2027.

PHASE 2 WASTEWATER TREATMENT PLANT REHABILITATION

Mr. Bassett updated the Board regarding the wastewater treatment plant, Phase 2 rehabilitation.

RISK AND RESILIENCE ASSESSEMENT/EMERGENCY RESPONSE PLAN

Mr. Bassett updated the Board on the District's Risk and Resilience Assessment and Emergency Response Plan.

OTHER ENGINEERING MATTERS

Mr. Bassett reported that the land-swap matter remains pending further action from the Board.

Mr. Bassett further discussed the proposal for pedestrian crossing signal improvements.

Ms. Bonilla-Odums noted that it may no longer be necessary to extend the District's partial assignment of water capacity with Fort Bend County Municipal Utility District No. 58, given the increased surface water supplied by the NFBWA pursuant to the amended letter agreement. Ms. Bonilla-Odums stated she will request an update from Inframark's compliance team and report back to the Board. Discussion ensued.

Following review and discussion, Director Lyle moved to approve the engineer's report. Director Calderon seconded the motion, which passed by unanimous vote.

AUTHORIZE ACCEPTANCE AND/OR CONVEYANCE OF DEEDS, EASEMENTS, AND CONSENTS TO ENCROACHMENT, ABANDONMENT OF EASEMENTS, AND RIGHT-OF-WAY ENTRY REQUESTS

There was no additional discussion on this agenda item.

Director Babineaux left the meeting.

DETENTION POND AND LANDSCAPING MAINTENANCE AND REPAIRS REPORTS AND PROPOSALS

Ms. Porter presented and reviewed a report from First Environment, a copy of which is attached.

Ms. Porter reported that the Dayton Elementary paver re-engraving project was completed and that maintenance of the memorial ribbons would continue. She also reported that the fall overseeding and fertilization are scheduled for October.

Director Lyle addressed concerns regarding the increased morning water usage and the low GST warnings. Ms. Porter stated that she will request additional information from Richard Martin and Angie Hartwell.

The Board discussed a resident's concerns regarding standing water and possible sidewalk settlement near Falcon Landing and Avalon. Ms. Bonilla-Odums reported that no sewer system issues or blocked storm inlets were identified and that the standing water appeared to be related to grading and drainage conditions. The Board discussed potential corrective measures and requested that Directors Lyle and Rodriguez coordinate with Ms. Bonilla-Odums to inspect the area and evaluate possible solutions with First Environment.

Following review and discussion, Director Vailaya moved to: (1) approve the maintenance report; and (2) authorize Directors Lyle and Rodriguez to coordinate with Ms. Bonilla-Odums to inspect sidewalk conditions and evaluate possible solutions with First Environmental. Director Calderon seconded the motion, which passed by unanimous vote.

UPDATE ON DISTRICT'S WEBSITE

There was no discussion on this agenda item.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY PHASE II SMALL MS4 GENERAL PERMIT AND STORM WATER MANAGEMENT PLAN MATTERS

Mr. Clump updated the Board on the District's Stormwater Management Program ("SWMP"). He distributed and reviewed a summary of the training and goals under the SWMP, as well as Chapters 1 and 2 of the Stormwater Guidance Manual pursuant to the Stormwater Speaker Series, copies of which are attached. Mr. Klump then conducted a SWMP training session with the Board and other consultants.

Following review and discussion, Director Lyle moved to approve Chapters 1 and 2 of the Stormwater Guidance Manual pursuant to the Stormwater Speaker Series. Director Vailaya seconded the motion, which passed unanimously.

ATTORNEY'S REPORT

There was no discussion on this agenda item.

MEETING SCHEDULE

The Board concurred to hold the next regular meeting on October 26, 2026, at 9:00 a.m. at the Pine Mill Ranch Community Center, 28610 Pine Mill Ranch Drive, Katy, Texas, and to tentatively schedule a special meeting on October 14, 2026, at 9:00 a.m. at the Pine Mill Ranch Community Center, 28610 Pine Mill Ranch Drive, Katy, Texas.

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

(SEAL)

Secretary, Board of Directors

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