

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 57

February 3, 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 3rd day of February, 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
Chris Tolle	Treasurer
Gina Babineaux	Secretary
Freddy Calderon	Assistant Secretary

and all of the above were present, except Directors Tolle and Lyle, thus constituting a quorum.

Also attending the meeting were Justin Klump of Stormwater Solutions; Vanessa Stalinsky of Myrtle Cruz, Inc. (“MCI”); Monica Garcia of Assessments of the Southwest, Inc.; Mirna Bonilla-Odums of Inframark Water & Infrastructure Services (“Inframark”); William Saour of Benchmark Engineering Corporation (“Benchmark”); Angie Hartwell and Evan Martinez of First Environment Erosion Controls, Inc. (“First Environment”); and Adisa Harrington and Holly Huston of Allen Boone Humphries Robinson, LLP (“ABHR”).

PUBLIC COMMENTS

The Board offered any members of the public the opportunity to make public comment. There being no members of the public requesting to make public comment, Ms. Harrington moved to the next agenda item.

MINUTES

The Board considered approving the minutes of the December 15, 2025, regular meeting. After review and discussion, Director Rodriguez moved to approve the minutes of the December 15, 2025, regular meeting, as presented. The motion was seconded by Director Babineaux and passed unanimously.

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

Ms. Harrington updated the Board regarding PMRCA and Avalon matters.

BOOKKEEPER'S REPORT

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

The Board considered accepting the Disclosure Statements from the District's bookkeeper and Investment Officer for filing with the Texas Ethics Commission as required by the Public Funds Investment Act.

After review and discussion, Director Babineaux moved to (1) approve the bookkeeper's report and approve payment of the bills; and (2) accept the Disclosure Statements from the District's bookkeeper and Investment Officer and authorize filing with the Texas Ethics Commission. Director Calderon seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Ms. Garcia 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 84.16% of the District's 2025 taxes were collected as of January 31, 2026. Discussion ensued regarding the delinquent tax roll. Following review and discussion, Director Babineaux moved to (1) approve the tax assessor/collector's report; and (2) approve the payment of the checks drawn on the District's tax account. Director Calderon seconded the motion, which passed unanimously.

OPERATOR'S REPORT

Ms. Bonilla-Odums presented and reviewed the monthly operator's report, a copy of which is attached. She 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 99.75% for the last billing period.

HEARING ON TERMINATION OF WATER AND SEWER SERVICE TO DELINQUENT ACCOUNTS

Ms. Bonilla-Odums presented to the Board 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 status of the District's participation in the Water Provider Conservation Program for 2025.

REVIEW OF DISTRICT FACILITIES

Ms. Bonilla-Odums updated the Board regarding the valve survey.

NORTH FORT BEND WATER AUTHORITY ("NFBWA") MATTERS

There was no discussion on this agenda item.

AUTOMATED METER READING REPLACEMENT

Ms. Bonilla-Odums updated the Board on smart meter matters.

Following review and discussion, Director Babineaux moved to (1) approve the operator's report; and (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. Director Rodriguez seconded the motion, which passed unanimously.

GEOGRAPHIC INFORMATION SYSTEM ("GIS")

Discussion ensued regarding the GIS system.

APPROVE RISK AND RESILIENCE ASSESSMENT AND FILING OF CERTIFICATION OF SAME WITH THE ENVIRONMENTAL PROTECTION AGENCY

Ms. Harrington reported on certain certification obligations that the District must meet under the America's Water Infrastructure Act of 2018 (the "Act"). She stated that, pursuant to the Act, the District must certify to the Environmental Protection Agency that its community water system has completed a Risk and Resilience Assessment (the "Assessment"). Ms. Bonilla-Odums and Mr. Saour discussed the District's Assessment. After review and discussion, Director Rodriguez moved to approve the Risk and Resilience Assessment, authorize the filing of certification of the Assessment with the Environmental Protection Agency, and direct (1) the Assessment to be filed in confidentially in the District's official records, and (2) the confirmation of certification be filed in the District's official records. Director Calderon seconded the motion, which passed unanimously.

ENGINEER'S REPORT

Mr. Saour presented a written report of 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. Discussion ensued regarding the status of repairs for the signal lights.

CAPITAL IMPROVEMENTS PLAN ("CIP")

Mr. Saour discussed the District's CIP and the projected timeline for certain improvement and rehabilitation projects.

EMERGENCY INTERCONNECT WITH FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 58

Mr. Saour updated the Board regarding this agenda matter.

WATER PLANT NO. 2

Mr. Saour updated the Board regarding this agenda matter.

KCF REMOTE MONITORING

Mr. Saour updated the Board regarding this agenda matter.

PINE MILL RANCH AND AVALON AT PINE MILL OUTFALLS

Mr. Saour reported the project is on hold.

WATER PLANT CONTROLS IMPROVEMENTS

Mr. Saour updated the Board regarding this agenda matter.

WASTEWATER TREATMENT PLANT CONTROLS IMPROVEMENTS

Mr. Saour updated the Board regarding this agenda matter.

WATER PLANT GROUNDWATER CAPACITY

Mr. Saour and Ms. Harrington updated the Board regarding water plant groundwater capacity matters and ongoing correspondence with the Texas Commission on Environmental Quality. Mr. Saour presented options for the Board's consideration on how to rectify the ongoing capacity issues.

Following discussion, Director Rodriguez moved to: (1) approve the engineer's report; (2) authorize Benchmark and ABHR to pursue an agreement with NFBWA for additional capacity; (3) authorize Benchmark to design deepening the water well

deepening project; and (4) authorize ABHR to submit the appropriate notices to Fort Bend County Municipal Utility District No. 58 and Fort Bend County Municipal Utility District No. 156. Director Babineaux seconded the motion, which passed by a 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 discussion on this agenda item.

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

Mr. Klump updated the Board and addressed questions regarding the District's Storm Water Management Plan ("SWMP"). The Board reviewed the year 6 annual report for the SWMP and a summary of the year 7 training and goals under the SWMP, copies of which are attached. Mr. Klump then presented a handout regarding stormwater runoff and prevention of stormwater pollution, a copy of which is also attached.

Mr. Klump began his training session with the Board and other consultants. He stated the topic of the year 7 training was stormwater pollution prevention, the minimum control measures, and bacteria-specific elements. Mr. Klump explained the importance of keeping household hazardous waste, pet waste, and yard waste out of the storm sewers, to prevent adding to bacterial impairment. He then continued with the training, thoroughly explaining the sources of bacteria and outlining the program elements of the SWMP that deal with these sources.

Following review and discussion, Director Rodriguez moved to approve (1) the year 7 annual report; and (2) the public education materials for posting on the District's website. Director Calderon seconded the motion, which carried unanimously.

DETENTION POND AND LANDSCAPING MAINTENANCE AND REPAIRS REPORTS AND PROPOSALS

Ms. Hartwell presented and reviewed a report from First Environment, a copy of which is attached. She then presented and reviewed a proposal for landscape renovations on Pine Mill Ranch Road. Following review and discussion, Director Babineaux moved to (1) approve the report; and (2) authorize the landscape renovations on Pine Mill Ranch in an amount not to exceed \$18,000. Director Calderon seconded the motion, which passed by a unanimous vote.

UPDATE ON DISTRICT'S WEBSITE

Discussion ensued regarding updates to the District website.

ATTORNEY'S REPORT

There was no discussion on this agenda item.

ANNUAL REPORT REGARDING POST-ISSUANCE COMPLIANCE POLICY

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

CYBERSECURITY MATTERS

The Board concurred to defer discussion on this agenda item.

2026 DIRECTORS ELECTION

Ms. Harrington discussed procedures related to the 2026 Directors Election. She reviewed a Resolution Designating an Agent of the Secretary of the Board of Directors During the 2026 Directors Election Period.

Ms. Harrington requested Board authorization to post the Notice of Deadline to File Application for Place on the Ballot as required.

Ms. Harrington then requested the Board approve the contract with Fort Bend County (the "County") for election services for the May 2, 2026, Directors Election.

Ms. Harrington further discussed procedures related to the 2026 Directors Election. She reviewed an Order Calling Directors Election.

Ms. Harrington discussed that Notice of Election may be required to be posted or published and provided to the County Clerk and Voter Registrar of Fort Bend County.

Ms. Harrington then reviewed a Resolution Adopting Voting System.

After review and discussion, Director Calderon moved to (1) adopt a Resolution Designating an Agent of the Secretary of the Board during the 2026 Director's Election period appointing Holly Huston as the agent of the Secretary of the Board of Directors to perform the duties of the District's Directors Election, authorize the agent to post the related notice as required, and direct that the Resolution be filed appropriately and retained in the District's official records; (2) authorize the Secretary's agent to post the Notice of Deadline to File Applications for Place on the Ballot for the 2026 Directors Election as required; (3) approve the contract with the County for election services for

the May 2, 2026 Directors Election; (4) adopt the Order Calling Directors Election and direct that the Order be filed appropriately and retained in the District's official records; (5) authorize the Secretary's agent to post or publish and provide to the County Clerk and Voter Registrar the Notice of Election, if required; and (6) approve the Resolution Adopting Voting System, if necessary. Director Rodriguez seconded the motion, which passed unanimously.

DIRECTOR MATTERS

The Board considered accepting Director Tolle's resignation from the Board, effective as of January 1, 2026. Following discussion, Director Babineaux moved to accept Director Tolle's resignation. Director Calderon seconded the motion, which passed by a unanimous vote.

MEETING SCHEDULE

The Board concurred to hold the next regular meeting on February 23, 2026, at 9:00 a.m. at the Pine Mill Ranch Community Center, 28610 Pine Mill Ranch Drive, Katy, Texas.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTIONS 557.071 TEXAS GOVERNMENT CODE

The Board did not convene in Executive Session.

RECONVENE IN OPEN SESSION AND AUTHORIZE APPROPRIATE ACTION

There was no discussion on this agenda item.

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

/s/ Gina Babineaux
Secretary, Board of Directors



LIST OF ATTACHMENTS TO MINUTES

Minutes
Page

Bookkeepers report.....	2
Tax Assessor/Collector’s Report	2
Operator’s Report.....	2
Engineer’s Report.....	4
SWMP Year 7 Annual Report and Training.....	5
Stormwater Handout.....	5
Report from First Environment.....	5