

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 57

March 23, 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 23rd day of March, 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
Vacant	Treasurer
Gina Babineaux	Secretary
Freddy Calderon	Assistant Secretary

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

Also attending the meeting were 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 and Blake Bassett of Benchmark Engineering Corporation ("Benchmark"); Angie Hartwell of First Environment Erosion Controls, Inc. ("First Environment"); and Adisa Harrington, Jakayla Canaday, 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 comments. 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 February 23, 2026, regular meeting. After review and discussion, Director Lyle moved to approve the minutes of the February 23, 2026, regular meeting, as presented. The motion was seconded by Director Rodriguez and passed unanimously.

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

Discussion ensued 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.

Discussion ensued regarding the District's investments and the Board requested that the Certificate of Deposit rate sheet be included in the monthly bookkeeper's report going forward.

Ms. Stalinsky presented and reviewed an Amendment to the Agreement for Bookkeeping Services with MCI.

After review and discussion, Director Lyle moved to approve the bookkeeper's report and approve payment of the bills. Director Calderon seconded the motion, which passed unanimously.

The Board deferred approval of the Amendment to the Agreement for Bookkeeping Services with MCI and did not adopt a Resolution Expressing Intent to Reimburse.

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 95.69% of the District's 2025 taxes were collected as of February 28, 2026. Discussion ensued regarding the delinquent tax roll.

Ms. Garcia stated the District received a request to waive penalties and interest from the resident located at 3714 Rocky Ledge, Katy, TX 77494 with regard to their late tax payment. She noted the resident claims the property was still listed under the previous owner's name. Discussion ensued. Ms. Harrington stated the Texas Property Tax Code, Section 33.011, only allows the District to waive penalties and interest for late payment of property taxes under a limited number of circumstances.

Following review and discussion, Director Lyle moved to (1) approve the tax assessor/collector's report; (2) approve payment of the checks drawn on the District's tax account; (3) authorize ASW to confirm whether the Texas Property Tax Code, Section 33.011 allows the District to waive penalties and interest on the late tax payment by the resident located at 3714 Rocky Ledge, Katy, TX 77494; and (4) pending confirmation from ASW, deny or approve the resident's request to waive penalties and interest, in accordance with Texas Property Tax Code, Section 33.011. Director Babineaux 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 93.27% for the last billing period.

Ms. Bonilla-Odums reviewed the collection accounts listing from the operator's report and requested authorization to send 20 delinquent accounts totaling \$4,213.61 to a collection agency.

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 status of the District's participation in the Water Provider Conservation Program for 2026.

REVIEW OF DISTRICT FACILITIES

Ms. Bonilla-Odums informed the Board that valve repairs are needed. She stated the inspection revealed significant debris and damage, requiring the use of a specialized machine to open the valves and verify their functionality. She requested authorization to conduct valve repairs in the amount of \$17,100.00.

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 the status of automated meter reading replacement. Discussion ensued.

CRITICAL LOAD ANNUAL FILING

The Board reviewed the District's critical load spreadsheet, which had been previously provided to the District's operator, engineer, and bookkeeper for review. Mr. Bonilla-Odums noted that the critical load information on the District's facilities is required to be reviewed at least annually and provided to certain entities, which include the District's electricity provider, the Public Utility Commission, and other governmental entities.

REVIEW EMERGENCY PREPAREDNESS PLAN

The Board then conducted a review of the Emergency Preparedness Plan ("EPP").

ANNUAL REPORT ON IMPLEMENTATION OF WATER CONSERVATION PLAN ("WCP")

The Board reviewed the annual report on implementation of the District's WCP.

DROUGHT CONTINGENCY PLAN

Mr. Bonilla-Odums reviewed the District's Drought Contingency Plan and the Board concurred that no revisions are necessary to the plan at this time.

ANNUAL WATER LOSS AUDIT

Ms. Bonilla-Odums reviewed the water loss audit with the Board and requested authorization to submit the report by the May 1, 2026 deadline.

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) authorize Inframark to send 20 delinquent accounts to the collection agency, totaling \$4,213.61; (4) authorize Inframark to conduct valve repairs in the amount of \$17,100.00; (5) approve the critical load spreadsheet, authorize providing it to the appropriate entities, and direct that a copy be retained in the District's official records; (6) approve the EPP as presented and authorize filing of same, if necessary; (7) approve the WCP annual report, direct that the report be filed appropriately and retained in the District's official records, and authorize the District's Operator to submit the report to the appropriate government agencies; and (8) approve the water loss audit, direct that the audit be filed appropriately and retained in the District's official records, and authorize the District's Operator to submit the audit to the Texas Water Development Board before the May 1, 2026 deadline. Director Rodriguez seconded the motion, which passed unanimously.

GEOGRAPHIC INFORMATION SYSTEM ("GIS")

Discussion ensued regarding the proposed GIS system.

ENGINEER'S REPORT

Mr. Saour 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. 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.

KCF REMOTE MONITORING

Mr. Saour updated the Board regarding this agenda matter.

PINE MILL RANCH AND AVALON AT PINE MILL OUTFALLS

Mr. Saour reported that the project is on hold.

WATER PLANT CONTROLS IMPROVEMENTS

Mr. Saour requested Board approval of the plans and specifications and authorization to advertise for bids for the construction of the water plant controls improvements project.

WASTEWATER TREATMENT PLANT CONTROLS IMPROVEMENTS

Mr. Saour requested Board approval of the plans and specifications and authorization to advertise for bids for the construction of the wastewater treatment plant controls improvements project.

WATER PLANT GROUNDWATER CAPACITY

Mr. Saour updated the Board regarding water plant groundwater capacity matters and ongoing correspondence with the NFBWA.

PHASE 2 WASTEWATER TREATMENT PLANT REHABILITATION

Mr. Saour updated the Board regarding the status of design for the Phase 2 Wastewater Treatment Plant rehabilitation.

AWIA RISK AND RESILIENCE ASSESSMENT AND EMERGENCY RESPONSE PLAN

Mr. Saour updated the Board regarding this agenda matter.

OTHER ENGINEERING MATTERS

Mr. Saour reviewed the land swap and ownership matter, confirming the locations of the windmill monuments and the recreation center parking lot in relation to land owned by the District and PMRCA. The Board also reviewed the maintenance responsibilities for certain fencing within the District and maintenance responsibilities of the PMRCA fountains.

Following the discussion, Director Lyle moved to: (1) approve the engineer's report; (2) authorize Benchmark to prepare the metes and bounds for five tracts in connection with the proposed land swap; and (3) authorize Directors Rodriguez and Lyle to work with PMRCA, Benchmark, First Environment, and ABHR to document the respective maintenance responsibilities of the District and PMRCA. Director Rodriguez seconded the motion, which passed by a unanimous vote. The Board concurred to move forward with the land swap subject to finalization of the necessary documentation and PMRCA retaining ownership of and maintenance responsibility for the monument signs, windmills, waterfalls, and related amenities located at the entrances to the Pine Mill Ranch.

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.

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

There was no discussion on this agenda item.

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.

UPDATE ON DISTRICT'S WEBSITE

Discussion ensued regarding updates to the District website.

ATTORNEY'S REPORT

There was no discussion on this agenda item.

CYBERSECURITY MATTERS

The Board deferred discussion on this agenda item.

2026 DIRECTORS ELECTION

Ms. Harrington discussed procedures related to the 2026 Directors Election. She presented a Certificate Declaring Unopposed Status of Candidates for Election to the Board of Directors, executed by the Board Secretary, stating that the District received two candidate applications for the two director positions with zero applications withdrawn for the May 2, 2026, Directors Election.

Ms. Harrington presented an Order Cancelling Election and Declaring Unopposed Candidates Elected to Office ("Order Cancelling") stating that the May 2, 2026, Directors Election is cancelled and that the unopposed candidates, Gina Babineaux and Freddy Calderon, are declared elected to office to serve from the May 2, 2026, election until the May 4, 2030, Directors Election. She reviewed the posting requirements for the Order Cancelling.

Ms. Harrington discussed that the Board had approved entering into a contract with Fort Bend County (the "County") to administer the District's 2026 Directors Election.

Following review and discussion, Director Lyle moved to (1) accept the Certificate Declaring Unopposed Status of Candidates for Election to the Board of Directors and direct that the Certificate be filed appropriately and retained in the District's official records; (2) adopt the Order Cancelling, authorize the Secretary's agent to post the Order Cancelling, as required, and direct that the Order Cancelling be filed appropriately and retained in the District's official records; and (3) cancel the contract with the County for election services for the May 2, 2026 Directors Election. Director Babineaux seconded the motion, which passed unanimously.

MEETING SCHEDULE

The Board concurred to hold the next regular meeting on April 27, 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.



Secretary, Board of Directors

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