

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 187

April 10, 2018

The Board of Directors (the "Board") of Fort Bend County Municipal Utility District No. 187 (the "District") met in regular session, open to the public, on the 10th day of April, 2018, 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:

David Vrshek	President
Larry J. Junek	Vice President
Sam Mayson	Secretary
Doug Fyfe	Assistant Vice President
Donna Coleman	Assistant Secretary

and all of the above were present, with the exception of Director Junek, thus constituting a quorum.

Also present at the meeting were: Rose Montalbano of F. Matuska, Inc.; Cathy Brittain-Drew of Assessments of the Southwest, Inc. ("ASW"); Ron Dechert of Costello, Inc. ("Costello"); Julie Peak and Greg Lentz of Hilltop Securities, Inc.; Shannon Waugh of Off Cinco; Stephanie Black of the Del Webb Sweetgrass Homeowners Association; and Angela Lutz and Veronica Seguin of Allen Boone Humphries Robinson LLP ("ABHR").

PUBLIC COMMENTS

Ms. Black introduced herself as the new Del Webb Sweetgrass Homeowners Association Manager and discussed her background in homeowner association management.

MINUTES

The Board considered approving the minutes of the March 13, 2018, regular meeting. After review and discussion, Director Fyfe moved to approve the minutes of the March 13, regular meeting, as revised. Director Coleman seconded the motion, which passed, with Director Mayson abstaining.

TAX ASSESSMENT AND COLLECTION MATTERS

Ms. Brittain-Drew presented and reviewed with the Board the tax assessor/collector's report, including the unpaid accounts roll, a copy of which is attached.

Director Vrshek and Ms. Brittain-Drew discussed the status of a certain tax account.

Discussion ensued regarding the delinquent homeowner association statements with Director Vrshek noting the statements are being mailed to the Pulte Homes address and should be mailed to the Del Webb Sweetgrass Homeowner Association's management company address.

Following discussion, Director Mayson moved to approve the tax assessor/collector's report and pay the bills from the tax account. Director Fyfe seconded the motion, which passed by unanimous vote.

RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

The Board concurred to table action on the tax exemption item until its next meeting. Ms. Peak reported Fort Bend County Levee Improvement District No. 6 has approved an over 65/disabled exemption in the amount of \$40,000 for each homestead. Discussion ensued regarding potential exemption options for the District and home value estimate trends in Fort Bend County.

FINANCIAL AND BOOKKEEPING

Ms. Montalbano presented and reviewed the bookkeeper's report, quarterly investment report, and list of bills to be paid. Discussion ensued regarding the Road Bond Expense Worksheet tracking and noting the actual expenses and reimbursement in the District's budget. Ms. Montalbano stated she will notate such costs and reimbursements in the budget.

The Board reviewed a final invoice for capstone installation from Frank's Nursery in the amount of \$348.00.

After review and discussion, Director Fyfe moved to approve the bookkeeper's report and pay the bills listed in the report, including the invoice from Frank's Nursery. Director Coleman seconded the motion, which passed unanimously. A copy of the bookkeeper's report is attached.

OPERATION OF DISTRICT FACILITIES

Ms. Lutz presented and reviewed the City of Richmond (the "City") operator's report, a copy of which is attached. It was noted that during the previous month, the City installed 16 new single family connections. It was noted that the City reported a total of 1,139 occupied single family connections through March 21, 2018. Director Vrshek noted there have been 1,124 home sales closed in the District to date.

The Board reviewed the City's annual report on Identity Theft Prevention Program and noted it showed no incidences of identity theft in the District.

Director Fyfe reported that certain residents along Valley Oaks have stated they have found particulates in their water a few weeks ago. The Board requested ABHR to request the City send representatives to the next meeting to further discuss the matter and the City's surface water delivery schedule.

After review and discussion, Director Fyfe moved to approve the operator's report. Director Mayson seconded the motion, which passed unanimously.

REPORT REGARDING DEVELOPMENT IN AND AROUND THE DISTRICT AND LANDSCAPING AND PARK MATTERS

Mr. Dechert discussed development in the District, including status of plans for the dog park and extending the trail system.

HIKE AND BIKE TRAIL; MASTER LICENSE AGREEMENT FOR HIKE AND BIKE TRAIL WITH CENTERPOINT

Ms. Lutz stated ABHR has not received a response from CenterPoint regarding the Master License Agreement. She then reported Caldwell Companies intends to install additional sidewalks in the CenterPoint easement to extend the District's walking trails. Ms. Lutz noted the Master License Agreement will need to be finalized and executed before the sidewalks can be installed. She stated she will follow up with CenterPoint regarding finalization of the Master License Agreement.

SIDEWALK CONSTRUCTION AGREEMENT

The Board discussed the development of the adjacent Thompson tract, construction of the District sidewalk along FM 762, and the probable costs for installation of the sidewalks. The Board agreed to table further action on the installation of the sidewalks until there is development along both the north and south ends of the District's entrance along FM 762.

MAINTENANCE AND REPAIR OF DISTRICT FACILITIES

Director Vrshek presented and reviewed photos of erosion areas and dislodged stones behind and around 1007 Cliestes Lane. He stated the homeowner association's mowing company may have dislodged some of the stones and the erosion areas need to be addressed. After review and discussion, Director Vrshek moved to solicit three proposals to address the erosion matters at the site in coordination with the District's engineer. Director Mayson seconded the motion, which passed unanimously.

WEBSITE DEVELOPMENT

Ms. Waugh reviewed a draft of the District's website, www.fbmud187.com. The Board and Ms. Waugh coordinated on revisions and certain wording of links on the website.

ENGINEERING MATTERS

Director Coleman discussed certain flooding of the pet waste station and surrounding trail areas in Del Webb Sweetgrass, Section 8. She stated she has asked the homeowners' association to move the pet waste station further east and noted when there is a heavy rain that portion of the walking trail cannot be accessed as there is no apparent place for the water to drain. Ms. Black stated she will follow up on the matter.

BOND APPLICATION

Mr. Dechert presented and reviewed a draft summary of cost for the District's proposed estimated \$5,210,000 water, sanitary sewer, and drainage bond application. A copy of the draft summary of cost is attached. Ms. Peak then presented and reviewed a cash flow summary for the bond application, a copy of which is attached. After review and discussion, Director Fyfe moved to authorize the District's engineer to proceed with the preparation of the bond application. Director Coleman seconded the motion, which passed unanimously.

INFORMATION KIT

The Board reviewed the District's 2018 Information Kit. After review and discussion, Director Mayson moved to approve the 2018 Information Kit and direct it be filed appropriately and retained in the District's official records. Director Coleman seconded the motion, which passed unanimously.

REPORTS FROM BOARD MEMBERS ON ATTENDANCE AT CONFERENCES, SPECIAL MEETINGS AND/OR SEMINARS, INCLUDING FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 6 ("LID 6") MEETINGS

Discussion ensued regarding hosting the District's annual "MUD 101" information meeting and the Board concurred to coordinate with Ms. Black on holding an information presentation on the District during the homeowner association's annual informational meeting.

Director Vrshek updated the Board on LID 6 matters.

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

(SEAL)



Sam Mayson
Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

	Minutes <u>Page</u>
Tax assessor/collector's report.....	1
Bookkeeper's report.....	2
Operator's report	2
Photos of erosion areas and dislodged stones behind and around 1007 Cliestes Lane.....	3
Draft summary of cost.....	4
Cash flow summary for the bond application.....	4