

MINUTES
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 2

August 21, 2024

The Board of Directors (the "Board") of Fort Bend County Municipal Utility District No. 2 (the "District") met in special session, open to the public, on the 21st day of August, 2024, at the Townewest Club House, 10322 Old Towne Lane, Sugar Land, Texas, inside the boundaries of the District, and the roll was called of the members of the Board:

Pam Kelley	President
Betty J. Stewart	Vice President
Lisa Dudley	Secretary
Jessica Fateh	Assistant Vice President
Jose Luis Fuentes Mendoza	Assistant Secretary

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

Also attending the meeting were Jacki Schmidt, Herb and Rae Robichaux, Jack and Jane Goerz, and Dennis Shea, residents of the District; Officers Calvin Johnson and Justin Mason; Elizabeth Seymour, Miriam Lewis, Angela Massaro, Robert Fuentes and Jose Luis Fuentes Mendoza of Townewest Homeowners Association, Inc. ("TWHOA"); Kari Lemoine of Sterling Association Services, Inc.; Sarah B. Gerdes of Sears, Bennett & Gerdes, LLP; Tara Klein of Four and One Landscape Architecture; Elly Austin Vecchio of Phelps Dunbar LLP; Chad Abram of IDS Engineering Group; and Kathryn Easey of Allen Boone Humphries Robinson LLP ("ABHR"). Whitney Higgins of ABHR participated by teleconference.

PARK IMPROVEMENTS, CONCEPTUAL DESIGN PLANS FOR ADDITIONAL STORMWATER DETENTION FACILITIES, AND RELATED CONDEMNATION MATTERS

Director Dudley addressed the residents and members of the TWHOA regarding the purpose of the meeting and asked that questions be held until after the presentations were made.

Ms. Klein presented and reviewed a conceptual design plan involving the Townewest Gulfstream Park (the "Park") as it relates to the storm water detention necessary for the District's Water Plant No. 1 Improvement Project. A copy of the conceptual design plan is attached.

Mr. Abram reviewed the Water Plant No. 1 Improvement project and proposed improvements and conceptual design plan for additional stormwater detention facilities for the District (the "Project") involving 2.2905 acres within the Park. He stated Fort Bend County reviewed the proposed improvements and is requiring additional detention for stormwater. He then discussed the function of the proposed stormwater detention facilities.

Ms. Vecchio reviewed the condemnation process and related agreements with the Board, members of the TWHOA, and residents of the District in connection with the proposed condemnation proceeding related to the Project at the Park. She then reviewed the provisions of a side letter agreement with the members of the TWHOA. Discussion ensued.

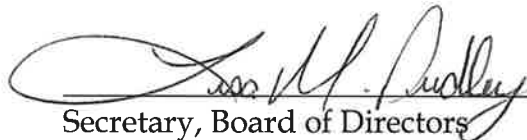
The Board and District consultants then responded to questions from members of the TWHOA and residents of the District regarding perimeter fencing, access and safety concerns, park improvements and maintenance, and proposed construction schedule.

No action was taken by the Board.

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

(SEAL)




Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

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