

## **FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 41**

### **NOTICE OF PUBLIC MEETING**

Notice is hereby given to all interested members of the public that the Board of Directors of the above captioned District will hold a regular public meeting at 15500 Voss Road, No. 200, Sugar Land, Fort Bend County, Texas, 77498, said address being a meeting place of the District.

**The meeting will be held on Monday, December 1, 2025, at 4:00 P.M.**

The Board shall consider and discuss the following matters and take any action appropriate with respect to such matters:

1. Public Comments;
2. Review and approve the minutes of October 6, 2025, and November 3, 2025, Board of Directors meetings;
3. Review and approval of drainage and storm sewer easement for proposed neighboring development to be granted to Sunstone Two Tree;
4. Engineering report, including:
  - a) Authorizing the design, advertisement for bids and/or award of construction contracts or concurrence in the award of a contract for the construction of water, sanitary sewer and drainage facilities within the District;
  - b) Status of construction of facilities to serve land within the District, including capital improvement projects, and the approval of any change orders, pay estimates and/or supplemental bids in connection with same;
  - c) Acceptance of site and/or easement conveyances for facilities constructed or to be constructed for the District;
  - d) Status of and actions required in connection with proposed or ongoing Development within the District; and
  - e) Miscellaneous engineering items, including:
    - i. Review and approval of Consent to Encroachment and Indemnity Agreement relative to resident obstruction within public utility easement;
    - ii. Discussion regarding potential cleanout of Blossomwood out-tract;
5. Operations and Maintenance Report, including:
  - a) Status of payments of back charged invoices for damages to District facilities;
  - b) Compliance with permits;
  - c) Appeals of District charges;
  - d) Authorizing repair and maintenance of District facilities;
  - e) Refer accounts for collection;
  - f) Approve write-off of uncollectible accounts;
  - g) Authorize operator to perform 2025 annual water loss audit and determination as to whether calendar year or fiscal year will be utilized for audit; and
  - h) Kidz Village projects;

6. Discussion of matters regarding Duhacsek Village Green Park;
7. Bookkeeper's report, including financial and investment reports, Directors' Forms for Submission of Fees of Office, Capital Improvements Cash Flow Schedule;
8. Tax Assessment and Collection Report;
9. Report and legal action taken by the District's delinquent tax collections attorney, including authorizing foreclosure proceedings, installment agreements and the filing of proofs of claim;
10. Discussion of community issues, including:
  - a) Construction of pickleball courts and actions required in connection with the Recreational Facility Funding and Maintenance Agreement for Pickleball Courts and Related Facilities and Construction Contract related to same;
  - b) West Airport bridge repairs;
  - c) Construction of lighting along Red Gully sidewalks;
  - d) Other potential park and recreational projects; and
  - e) Irrigation evaluation and recommended repairs;
11. Acceptance of resignation letter of Director Chandler and discussion of process for filling the vacant Director position, including discussion of potential candidates;
12. Discussion of District communications;
13. Attorney's report, including receipt of Municipal Securities Rulemaking Board Rule G-10 letter from Masterson Advisors LLC;
14. Closed Session for consultation with attorney regarding pending or threatened litigation and/or matters protected by attorney-client privilege pursuant to Section 551.07, Texas Government Code, as amended;
15. Reconvene in Open Session and authorize any action resulting from matters discussed in Closed Session; and
16. Matters for possible placement on future agendas.



SCHWARTZ, PAGE & HARDING, L.L.P.

By: \_\_\_\_\_

John H. Eichelberger III  
Attorneys for the District

***Persons with disabilities who plan to attend this meeting and would like to request auxiliary aids or services are requested to contact the District's attorney at (713) 623-4531 at least three business days prior to the meeting so that appropriate arrangements can be made.***