

MINUTES OF MEETING  
OF THE  
BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF HAYS §

CROSSWINDS MUNICIPAL UTILITY DISTRICT §

The Board of Directors (the "Board") of Crosswinds Municipal Utility District (sometimes referred to herein as the "District") met in special session, open to the public, on the 11<sup>th</sup> day of June, 2020, by telephone conference to mitigate the spread of COVID-19 pursuant to the guidance provided by the Office of the Attorney General of the State of Texas, and the roll was called of the members of the Board of Directors, (herein referred to as the "Board") to-wit:

|                      |                     |
|----------------------|---------------------|
| Amy Laine            | President           |
| Lee Weber            | Vice President      |
| Elizabeth P. Edwards | Secretary           |
| Anthony Dell'Abate   | Assistant Secretary |
| Michael Gideon       | Assistant Secretary |

All members of the Board were present by telephone at the commencement of the meeting with the exception of Director Dell'Abate. All members participating at the time a vote was taken, voted on all matters that came before the Board. Also present by telephone were Andy Barrett with Andy Barrett & Associates, PLLC, Judy McAngus, paralegal with Winstead PC, Ronnie Moore with Carlson, Brigrance & Doering, Inc. ("CB&D"), engineer for the District, Kristi Hester and Makenzi Scales with Inframark, the District's operations firm and Justin Taack with Bott and Douthitt, PLLC ("Bott & Douthitt"), the District's bookkeeping firm. In addition, Terry Howe, representing Development Solutions CW, LLC ("Dev Sol"), the current developer of lands within the District, joined into the telephone conference also. The record shall reflect that the meeting was being recorded.

Judy McAngus explained a few guidelines for the telephone conference meeting regarding a request that each Board member confirm their name prior to making any motion or voting on such matters to insure that the public record of the meeting would be heard and accurately recorded. Notification to the public was given that the meeting was being recorded. The meeting was then called to order, and evidence was presented that public notice of such meeting had been given as required by law.

1. The Board called for public comments. Hearing no comments, the Board continued on to the next item of business.

2. The Board acknowledged receipt of a copy of the draft minutes of the Board's May 12, 2020 special meeting and following a review and motion by Directors Edwards, seconded by Director Gideon and unanimous approval, said Minutes were approved as written.

3. The Board recognized Ronnie Moore with CB&D who referred the Board to CB&D's Engineering Report for the current meeting, a copy of which is attached hereto as **EXHIBIT "A"**. The report updated the Board with regard to the status of the Preliminary Plans for Crosswinds, Phase 3 through 5 (Phase 3A, 3B, 4, 5A and 5B) for a total of 735 single family lots, which plans have been submitted to the City of Kyle for review. In addition, he noted that construction plans and the final plat are being prepared for Crosswinds, Phase 3A, and are scheduled to be submitted for review by the end of June. He noted that Phase 3A will extend Crosswinds Parkway all the way to Go Forth Road and thus, provide two separate entrances/exits for the District. In addition, he stated that construction plans for the elevated water storage tank are slated to be submitted for review by the end of June. He confirmed that there were no action items to be approved by the Board.

In addition to such report, Terry Howe, representing Dev Sol, reported that lot sales have been pretty incredible with 10 closings last month and an anticipated 24 closings scheduled for the month of June.

4. With regard to the existing water and sewer related agreements regarding facility construction, projects, easements, conveyances to the City of Kyle ("City"), Andy Barrett noted that he had not received comments back from the City with regard to a proposed form of Amendment to the existing Retail Water and Wastewater Service Agreement between the District on to the City of Kyle with regard to a design change to a tear drop type of water storage tank that will provide the required water storage capacity but at a cost savings to the District. He indicated that he would reach out again as to the status of such review.

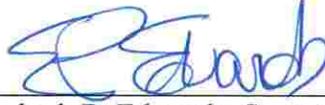
5. Justin Taack with Bott & Douthitt, the District's new bookkeeping firm, reviewed an Accounting Report which included a Review of the Cash Activity Report, including receipts and expenditures, a summary of action items and a set of April 30, 2020 Financial Statements, as attached hereto as **EXHIBIT "B"**. It was noted that all Directors but for Director Dell'Abate had taken their initial annual cybersecurity training. Following such review and upon motion by Director Weber, seconded by Director Gideon and unanimously carried, the Board approved the Accounting Report which included the approval of director and vendor payments and the fund transfers as set out therein.

6. With regard to operational matters, Kristi Hester with Inframark updated the Board with regard to erosion control and trash containment related violations noting that there had been 10 recent violations with a number of repeat violations being charged to Gehan Homes. Also, she noted that they most likely next week Inframark would be cleaning up around the outfall areas of the front Pond. Terry Howe noted that he had met with all three (3) builders and their staff recently and had discussed, among other things, their need to focus on keeping trash picked up and the erosion control matters. He noted that there is a lot of turnover in personnel among the builders staff and that it just seems things have to be reiterated quite often to keep them focused. Ms. Hester noted that she would get with Mr. Howe on perhaps setting up a group meeting with all of the builders.

8. The Board confirmed a proposed regular meeting on July 9, 2020.

There being no further business to conduct, Director Gideon moved that the meeting be adjourned, which motion was seconded by Director Edwards, and unanimously approved, and the Board adjourned until further call.

APPROVED AND ADOPTED this 9<sup>th</sup> day of July, 2020.



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Elizabeth P. Edwards, Secretary  
Board of Directors  
Crosswinds Municipal Utility District

