

MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF HAYS §

LASALLE MUNICIPAL UTILITY DISTRICT NO. 1 §

The Board of Directors (the "Board" or the "Board of Directors") of LaSalle Municipal Utility District No. 1 (also sometimes referred to herein as the "District") met in special session, open to the public, at 7401 B. Hwy. 71 West, Suite 160, Austin, Texas, a designated office outside the District, on March 23, 2022, and the roll was called of the members of the Board to-wit:

Kristi LaRue	President
Eric Willis	Vice President
Chuck Kaufman	Secretary
Douglas J. Goss	Treasurer/Asst. Secretary
John Christopher Gee	Asst. Secretary

All members of the Board were present at the commencement of the meeting, except Director Gee. All directors present at the time a vote was taken voted on all items that came before the Board. Also present were Andy Barrett of Barrett & Associates, PLLC ("Barrett & Associates"), attorney for the District; Kimberly Studdard, paralegal of Winstead PC ("Winstead"); Keith Young and Tracy Bratton of Doucet & Associates, Inc. ("Doucet"), engineers for the District; and Justin Taack with Bott & Douthitt, PLLC ("Bott & Douthitt"), bookkeepers for the District.

1. The Board called for public communications and comments however, none being heard, the Board moved on to the next item of business.

2. The Board confirmed receipt of the Minutes from the January 19, 2022 special Board meeting and upon motion by Director LaRue, seconded by Director Kaufman, said minutes were unanimously approved.

3. The Board next reviewed a letter from the Board Secretary confirming that the candidates in the upcoming May 7, 2022 directors' election (Kristi LaRue, Chuck Kaufman and John Christopher Gee) were unopposed. The Board next reviewed an Order Declaring Unopposed Candidates Elected and Canceling Election, and upon motion by Director Willis, seconded by Director LaRue and unanimously carried, the Board approved such Order and canceled the election, as authorized by Section 5.003, Texas Election Code.

4. It was noted that following the May 7, 2022 election date, the newly elected directors will execute Statement of Officer Forms and be administered new Oaths of Office. The Board next

considered the reelection of officers to be effective May 7, 2022, and upon motion by Director LaRue, seconded by Director Willis and unanimously carried, the following slate of officers were elected:

Kristi LaRue	President
Eric Willis	Vice President
Chuck Kaufman	Secretary
Douglas J. Goss	Treasurer/Asst. Secretary
John Christopher Gee	Asst. Secretary

5. With regard to development related matters in the District, Tracy Bratton with Doucet gave a brief report, noting Lennar now owns all of the District as well as LaSalle MUD No. 2. Mr. Bratton noted Lennar is hoping to deliver roughly 40 lots per month beginning in January 2023 with over 400 lots by the end of next year. It was noted that Doucet is working on preliminary plats which will be submitted to Hays County as well as the City of San Marcos, though submission to the City of San Marcos is not technically required. Lastly, Mr. Bratton noted Lennar is taking the land down in phases, and that the second closing is slated for April 2022.

6. Next the Board reviewed Doucet's Memorandum, dated March 22, 2022, for construction and status of the one (1) construction project currently underway by JL Gray Construction, Inc. ("JL Gray") along with recommendations for related pay applications and change orders, which memorandum is attached hereto as **EXHIBIT "A"**. Additionally, Mr. Young discussed with the Board bids received for residential units A, B and C by Lennar, which units will consist of approximately 377 residential lots, 22 open space lots, and completion of force mains and reclaimed waterlines, noting JL Gray came in as the low bidder on said project. After a brief discussion, and by motion of Director Kaufman and seconded by Director LaRue, the following recommended Doucet payments under the stated construction contract were unanimously approved, and Award of Contract for residential units A, B and C by Lennar to the qualified low bidder, JL Gray, was unanimously approved:

Waterstone Phase 1-A contract with JL Gray:
Pay Application No. 1 (\$957,229.42);
Change Order No. 1 (-\$357,000.00).

The record shall reflect that copies of all approved pay applications and change orders are attached collectively as **EXHIBIT "B"**.

It was noted that Change Order No. 1 is reflective of a requirement by the City of Kyle ("City") to expand the entry road into the District from two lanes to four lanes, which will complete the roadway. Because a neighboring developer will be participating in the cost to complete said roadway project, it will actually result in a net decrease in cost to the District, as reflected in Change Order No. 1. Lastly, it was noted that completion of Waterstone Phase 1-A is slated for December 2022.

7. With regard to a Master Drainage Plan for all five LaSalle districts, Mr. Bratton confirmed the Plan was approved by the City and that no further action was needed at such time.

8. With regard to any additional water and sewer related agreements, easements, assignments, related cost sharing agreements, or other related matters, Mr. Barrett discussed with the Board that in light of Lennar's role in development of the property, there is a need for an agreement between the District, Lennar, TACK and the City related to, among other items, cost sharing amongst the parties and reimbursement rights for same. It was noted Mr. Barrett would likely be working with the aforementioned parties on preparing said agreement and related documents, and after a brief discussion, and upon motion by Director Kaufman, seconded by Director Willis, the Board unanimously authorized Mr. Barrett to proceed with discussions and prepare any agreements, easements, assignments, related cost sharing agreements, or other related documents, as may be necessary, with regard to Lennar and the City's role in development of and services to be provided to future residents of the District.

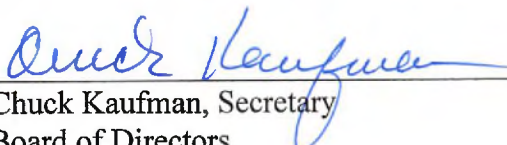
9. Justin Taack then presented the Board with a Cash Activity Report, noting he would need the Board's approval on disbursement of checks related to director and vendor payments and payment of accounting fees for January 2022 as well as a fund transfer from the District's operating account to the District's bookkeeper's account, as reflected in said Report. It was noted that stale checks which were previously approved by the Board have been reissued, and that Director Gee's check would be voiced in light of his absence at the meeting that day. Upon motion by Director LaRue and seconded by Director Kaufman, the Cash Activity Report and disbursement of funds in accordance therewith was unanimously approved.

10. The Board was then presented with a Resolution Establishing District's Regular Monthly Meeting Date as the second Thursday of the month at 9:45 a.m., and upon motion by Director LaRue, seconded by Director Kaufman, the Resolution Establishing District's Regular Monthly Meeting Date was unanimously approved.

11. The Board confirmed the next meeting date would be April 14, 2022, and there being no further business to conduct, Director Willis moved that the meeting be adjourned, which motion was seconded by Director LaRue, and unanimously approved, and the Board adjourned until further call.

APPROVED AND ADOPTED this 14th day of April, 2022.





Chuck Kaufman, Secretary
Board of Directors
LaSalle Municipal Utility District No. 1