

MINUTES OF MEETING  
OF THE  
BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF BASTROP §

WILDWOOD MUNICIPAL UTILITY DISTRICT §

The Board of Directors (the "Board" or the "Board of Directors") of Wildwood Municipal Utility District (also sometimes referred to herein as the "District") met in special session, open to the public, at 10225 Research Blvd., Suite 4000 Austin, 78759, at a designated office of the District on May 10, 2022, and the roll was called of the members of the Board to-wit:

Billy Wayne (Trey) Newby III  
Suzan Leigh Randall  
John Azar  
Fred Nagel  
Byron Frankland

All members of the Board were present at the commencement of the meeting. 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"); Kimberly Studdard, paralegal of Winstead PC ("Winstead"); and Justin Taack of Bott & Douthitt, PLLC ("Bott & Douthitt"). Additionally, Bob Wunsch and Brandon Wunsch of Waterstone Development and Wyatt Henderson, David Howell, Tim Agee and Rodrigo Charles of MA Partners, representing the owners and developers of lands within the District, were present as well.

The meeting was 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 communications and comments however, none being heard, the Board moved on to the next item of business.

2. The Board acknowledged receipt of the Minutes of Meeting of the Temporary Board of Directors conducted on January 20, 2022, and following a full review and upon motion by Director Azar, seconded by Director Randall and unanimously carried, the Board approved such Minutes as written.

3. The Board reviewed the results of the District's May 7, 2022 elections, a copy of which is attached hereto as **EXHIBIT "A"**, as provided by the Bastrop County Elections Office. It was noted that the results would become final once canvassed by the Board. Next the Board reviewed an Order Declaring Results and Canvassing Confirmation, Director, Road District Powers

Election and Utility Bond Election, Utility Refunding Bond Election, Road Bond Election, Road Refunding Bond Election, Park and Recreational Facilities Bond Election, Park and Recreational Facilities Refunding Bond Election, and Maintenance Tax Election; and upon motion by Director Nagel, seconded by Director Azar and unanimously carried, the Board approved said Order, and authorized said Order to be filed in the Bastrop County Clerk's office and also with the Texas Commission on Environmental Quality ("TCEQ"). All newly elected permanent directors executed Statement of Officer Forms and took their Oaths of Office. Upon motion by Director Randall, seconded by Director Azar and unanimously carried, the Board re-elected the following officers:

Billy Wayne (Trey) Newby, III	President
Byron Frankland	Vice President
John Azar	Secretary
Fred Nagel	Treasurer/Asst. Secretary
Suzan Leigh Randall	Asst. Secretary

4. The Board next reviewed a copy of an Amended District Information Form reflecting the May 7, 2022 election results and updating the form of Notice to Purchasers as attached thereto. Upon motion by Director Nagel, seconded by Director Randall and unanimously carried, said Amended form was approved and was authorized to be filed with the Bastrop County Clerk's office and also with the TCEQ.

5. With regard to possible exclusion of land from the property and adoption of an Order Calling Public Hearing on Exclusion of Land and Authorization of Publication of Hearing, Mr. Wunsch noted he had been in discussions to possibly sale approximately 300 acres within the District, and as is such, Mr. Barrett noted the Board would need to formally call a public hearing, adopt an Order with regard thereto and authorization publication of same, which publication would run once per week for two consecutive weeks before the hearing could occur. After a brief discussion, and upon motion by Director Randall, seconded by Director Azar, the Board unanimously approved adoption of an Order Calling Public Hearing on Exclusion of Land and authorization of publication of hearing with regard to same should Mr. Wunsch decide to sell the property in question.

6. Concerning an Agreement for the Construction and Purchase of Facilities and Reimbursement for Costs ("Reimbursement Agreement") between the District and the developers, it was noted that there was nothing for consideration by the Board at this time.

7. With regard to the attorney's report, negotiations with service providers and application to the TCEQ for a wastewater permit, Mr. Barrett noted that given the fact that this Board will not meet regularly, he deemed it timely to go ahead and ask the Board to approve an application to the TCEQ for a wastewater permit as well as authorization to proceed with negotiations with Aqua Water Supply Corporation for wholesale water in the District. Upon motion by Director Nagel, seconded by Director Randall, the Board unanimously approved a wastewater permit application to the TCEQ as well as authorization for Mr. Barrett to proceed with negotiations with Aqua Water Supply Corporation for wholesale water.

8. Ms. Studdard then briefed the Board on its eminent domain powers as granted in the Legislation that created the District and the Board was notified that the attorneys for the District would be handling the required notification to the State Comptroller's office of such powers now that the District has been confirmed. In addition, the Board was briefed with regard to SB 625 (special purpose district reporting) and HB 1378 (local government debt) transparency filings that would be filed when timely as relate to financial reporting that will also be uploaded and posted to the State Comptroller's website.

9. Ms. Studdard explained the requirements of Government Code, Sections 551.005 (Open Meetings Training) and 551.012 (Public Information Training- sometimes referred to as Open Records Training) and related government training courses offered online through the State Attorney General's website. She noted she would be forwarding a memorandum within the next week to all directors regarding such training asking that they take the courses within 90 days of each director taking their Oath of Office.

10. Justin Taack then provided the Board with an update with regard to the District's bank account and status of director payments, noting bank signature cards are needing to be signed, and in an effort to provide timely payments moving forward, he'd recommend the Board authorize the opening of an operating account as well as a bookkeeper's account and deposit of funds into same. It was noted that he recommended using ABC Bank for both of those accounts. Upon motion by Director Nagel, seconded by Director Azar and unanimously carried, opening of operating and bookkeeper's accounts were approved. Upon deposit of funds into the bookkeeper's account, Mr. Taack also asked the Board for approval to cut checks for each of them to catch up on directors' fees and mileage reimbursements to date. Upon motion by Director Nagel, seconded by Director Azar and unanimously carried, the Board approved said checks.

It was noted that the next meeting date would be the date of the exclusions hearing, should that occur, and there being no further business to conduct, Director Randall moved that the meeting be adjourned, which motion was seconded by Director Newby, and unanimously approved, and the Board adjourned until further call.

APPROVED AND ADOPTED this 11<sup>th</sup> day of August 2022.



  
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John Azar, Secretary  
Board of Directors  
Wildwood Municipal Utility District