

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 5508 Highway 290 West, Suite 150, Austin, Texas 78735, at a designated office of the District on August 11, 2022, and the roll was called of the members of the Board to-wit:

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

All members of the Board were present at the commencement of the meeting, except Director Frankland and Director Randall. 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"), Faris Abboushi and Xavier Garza of HR Green Development TX, LLC ("HR Green"), engineers for the District, and Justin Taack of Bott & Douthitt, PLLC ("Bott & Douthitt"), bookkeepers for the District. Additionally, Wyatt Henderson, David Howell, Tim Agee and Rodrigo Charles of MA Partners, LLC, representing 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 the Meeting of the Board of Directors conducted on May 10, 2022, and following a full review and upon motion by Director Newby, seconded by Director Nagel and unanimously carried, the Board approved such Minutes as written.

3. The being no developer's report, the Board was then presented with an Agreement for the Construction and Purchase of Facilities and Reimbursement for Costs, and Mr. Barrett noted said Agreement would need to be put in place in order to reimburse the developer or developers for

reimbursable costs incurred on behalf of the District to date as well as future costs. It was noted that those reimbursements would typically come at such time the District issues bonds or from tax revenues or other assessments. After a brief discussion and upon motion by Director Nagel, seconded by Director Azar, the Board unanimously approved the Agreement for the Construction and Purchase of Facilities and Reimbursement for Costs.

4. Faris Abboushi with HR Green then discussed the status of construction projects currently underway, and it was noted that bid opening was conducted on July 14, 2022 for the following projects under one single contract:

- a) Bastrop 455 – Spine 'A' & Parcel 5
- b) Bastrop 455 – Parcel 6
- c) Bastrop 455 – Parcel 7

It was noted that five bids were received and that ProDirt Services LLC provided the combined low base bid in the lump sum amount of \$15,304,550.50 and that all other bid requirements were satisfied. The Board was presented with a Recommendation Letter from HR Green as to award of the contract for the aforementioned projects to ProDirt Services LLC, a copy of which Recommendation Letter is attached hereto as **EXHIBIT "A"**, and upon motion by Director Newby, seconded by Director Azar, the contract for Bastrop 455 -Spine 'A' & Parcel 5, Bastrop 455 – Parcel 6 and Bastrop 455 – Parcel 7 was awarded to ProDirt Services LLC.

5. The Board was presented with a Wholesale Service Agreement ("Agreement") between Aqua Water Supply Corporation ("Aqua"), the developer and the District, and Mr. Barrett noted there are 300 living unit equivalents reserved under said Agreement and that the District would act as a retail provider since they would be buying the water from Aqua at wholesale rates. It was noted that the Agreement was not quite in final form, and upon motion by Director Newby, seconded by Director Azar, the Board unanimously approved the Wholesale Service Agreement in a form acceptable to the developer, District engineers and the District's attorney.

6. With regard to the attorney's report, negotiations with service providers and application to the Texas Commission on Environmental Quality for a wastewater permit, Mr. Barrett noted he had nothing to report at such time.

7. Regarding updates to the proposed addition of lands into the District, Mr. Barrett noted he had nothing to add at this time. Mr. Henderson expanded on the discussion, noting he was in receipt of various maps illustrating what property is currently in the District and what land owned by the developers in not in the District. Mr. Henderson noted a portion of the property currently outside of the District is in the City of Austin's extraterritorial jurisdiction. Mr. Barrett noted the City of Austin would need to consent to annexation of that property, and as is such, he and the developers would be beginning those discussions.

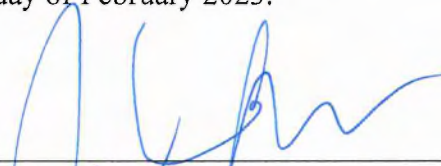
8. Ms. Studdard reiterated the need for the Board to complete the required Government Code, Section 551.005, Open Meetings Act training, and Section 551.012, Public Information Act

training, as well as their annual cybersecurity training, and it was noted that she would re-circulate the email with regard to those courses and deadlines.

9. Justin Taack then provided the Board with an update with regard to the District's bank account and status of director payments, noting Bott & Douthitt was in receipt of developer funding and that such funds were being deposited into the bookkeeper's account. Mr. Taack noted that as soon as the check cleared, they would be mailing checks to the Directors for all meetings attended to date plus any training courses that have been completed. Upon motion by Director Newby, seconded by Director Nagel, disbursement of checks for meetings attended and training courses completed to date were unanimously approved.

It was noted that there was no need to set a next meeting date at such time, and there being no further business to conduct, Director Newby moved that the meeting be adjourned, which motion was seconded by Director Azar, and unanimously approved, and the Board adjourned until further call.

APPROVED AND ADOPTED this 9th day of February 2023.



John Azar, Secretary
Board of Directors
Wildwood Municipal Utility District

