

**MINUTES OF THE MEETING  
OF THE BOARD OF DIRECTORS**

THE STATE OF TEXAS §

COUNTIES OF HOOD, JOHNSON, AND PARKER §

CRESSON CROSSROADS MUNICIPAL UTILITY DISTRICT NO. 2 §

The Board of Directors (the “Board” or the “Board of Directors”) of Cresson Crossroads Municipal Utility District No. 2 (also sometimes referred to herein as the “District”) met in special session, open to the public, at 5189 E. I-20 Service Road, North, Suite 104, Willow Park, Texas 76087 on August 2, 2023, and the roll was called of the members of the Board to-wit:

Bill Cherry	President
Mike Barrett	Vice President
Rodney Mays	Secretary
VACANT	Assistant Secretary
Draze Lawliss	Assistant Secretary

All members of the Board were present at the commencement of the meeting with the exception of Director Barrett, thus constituting a quorum. Also present were Mr. Grant Read and Mr. Ryan Voorhees, developers of lands within the District; Mr. Kerry Tovery of Dye & Tovery, LLC; Mr. Derek Turner and Mr. Nic Kirk of Jacob & Martin Engineering; Mr. Harold Sandel, proposed General Manager for the District; and Mr. Harold Sandel, General Manager for the District. Ms. Sarah Landiak, attorney, and Amy Bieber, paralegal, each of Winstead PC; Mr. Andre Ayala of Hilltop Securities, Inc. (“Hilltop”); and Mr. Kristy Griffis of Jacob & Martin Engineering joined the meeting by Microsoft Teams audio/video conference.

The meeting was called to order at 10:03 a.m.

1. The Board first called for public communications or comment. Hearing none, the Board closed the public comment session of the meeting.

2. The Board next considered the Consent Agenda, including the following: (i) the minutes of the May 15, 2023, Board of Directors meeting, a copy of which is attached hereto as Exhibit “A”; (ii) approve a Resolution Adopting Operating Budget for the fiscal year ending June 30, 2024, a copy of which is attached hereto as Exhibit “B”; (iii) authorize the District’s consultants to submit an application for transfer of well ownership from the developer to the District, a copy of which is attached hereto as Exhibit “C”. (iv) approve an Amended District Information Form, a copy of which is attached hereto as Exhibit “D”, and authorize the filing of same with the Texas Commission on Environmental Quality (“TCEQ”) and the County Clerks of Hood County, Johnson County, and Parker County ; (v) approve a Resolution Designating Depositories and Establishing Investment Accounts for Deposit of District Funds, a copy of which is attached hereto as Exhibit

“E”; and (vi) a Bookkeeper’s report dated August 2, 2023, a copy of which is attached hereto as Exhibit “F”. Following a discussion, Director Cherry moved that the Board approve all items on the Consent Agenda as presented. Director Mays seconded said motion, which carried unanimously.

3. At this time, the Board acknowledged the passing of Director Doug Johnston and his service to the District. The Board next recognized Mr. Read, who announced that Mr. Bill Martin, a resident of the District, has expressed his desire to serve in the vacant position on the Board of Directors. Following a discussion, Director Cherry moved that the Board (i) appoint Mr. Martin to the Board of Directors to serve as Assistant Secretary for the remainder of the term expiring on May 2, 2026; and (ii) adopt an Order declaring the same. Director Mays seconded said motion, which carried unanimously.

4. The Board next confirmed receipt of the 2023 tax rolls by the Hood County Appraisal District, the Parker County Appraisal District, and the Central Appraisal District of Johnson County, and recognized Ms. Landiak, who presented to and reviewed with the Board the 2023 tax rate calculations and recommendations from Hilltop, a copy of which is attached hereto as Exhibit “G”. The total tax rate recommendation is \$1.00 per \$100 of net taxable value, all to be allocated for maintenance and operations. Following a discussion, Director Mays moved that the Board (i) approve the proposed tax rate; (ii) call a public hearing on the proposed tax rate for September 6, 2022, at 9:30 a.m. at 5189 E. I-20 Service Road, North, Suite 104, Willow Park, Texas 76087; and (iii) authorize publication of a notice of the same. Director Cherry seconded said motion, which carried unanimously.

5. The Board next considered a draft Agreement for Tax Assessment and Collection by and between the District and Hood County, Texas, a copy of which is attached hereto as Exhibit “H”. Ms. Landiak noted that although the District spans three counties, collections for all property within the District will be conducted by Hood County. Following a discussion, Director Cherry moved that the Board approve the draft agreement subject to final review and approval by the Hood County Appraisal District. Director Lawliss seconded said motion, which carried unanimously.

6. The Board next considered a draft Rate Order, a copy of which is attached hereto as Exhibit “I”. The Board recognized Mr. Sandel, who reviewed a rate study from New Gen Strategies & Solutions, noting the recommendations within the report that have been included in the proposed Rate Order. Following a discussion, Director Lawliss moved that the Board approve the Rate Order subject to the inclusion of the driveway detail exhibit. Director Mays seconded said motion, which carried unanimously.

7. The Board next recognized Mr. Read, who updated the Board with regard to the Cresson Pointe development, noting that Phase 1 construction contracts are currently out for bid. Next, the Board recognized Mr. Voorhees, who reported that Cresson Estates Phase 1, which includes roughly 350 lots, is waiting for completion of the water line across the neighboring railroad tracks, and the Rio Vista development will be under construction once all final clearances are received from TCEQ. No formal action was taken by the Board.

8. The Board next recognized Mr. Sandel, who gave an overview to the Board with regard to current projects within the District and reported that a new website for the District is under construction. No formal action was taken by the Board.

9. The Board next considered authorizing the General Manager to sign plats on behalf of the District. Ms. Landiak noted that the Board has legal authority to delegate the signing of plats to the General Manager pursuant to Section 49.057(g), Texas Water Code. Following a discussion, Director Cherry moved that the Board authorize the General Manager to sign plats on behalf of the District. Director Lawliss seconded said motion, which carried unanimously.

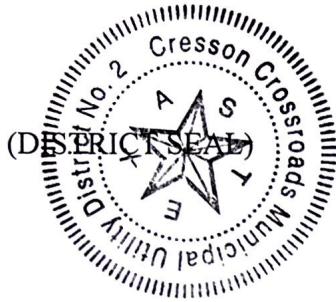
10. Consideration was next given to the supplemental agenda. The Board next recognized Ms. Landiak, who discussed with the Board the need to hold an election to authorize maximum bond capacities for utility, utility refunding, road, and road refunding bonds in Defined Area #3 separate from the bond capacity that has been previously approved by voters for the full district. Next, Ms. Landiak presented to and reviewed with the Board copies of an Order Approving Engineer's Report and Calling Defined Area #3 Utility Bond Election, Utility Refunding Bond Election, Road Bond Election, and Road Refunding Bond Election ("Order Calling Elections") to be held on Saturday, November 7, 2023, a copy of which is attached hereto as Exhibit "J". Ms. Landiak requested that the Board approve and adopt the Order Calling Elections with the final bond capacities pursuant to final approval by the District's legal counsel and Engineer.

Next, Ms. Landiak also explained that the District will contract with Parker County for election services and requested that the Board authorize the execution of a contract with Parker County for such services. Following a discussion, Director Cherry moved that the Board (i) approve and adopt the Order Calling Elections as presented; (ii) authorize contracting with Parker County for election services for the November 7, 2023, elections; and (iii) authorize District counsel to provide notice of said Election to be held within the District, as may be required. Director Lawliss seconded said motion, which carried unanimously.

There being no further business to conduct, upon motion by Director Mays, seconded by Director Cherry and unanimously carried, the Board adjourned the meeting at 10:35 a.m. until further call.

*[Signature page follows]*

APPROVED AND ADOPTED this 6<sup>th</sup> day of September, 2023.



  
Secretary  
