

MINUTES OF MEETING  
OF THE  
BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

CREEDMOOR MUNICIPAL UTILITY DISTRICT §

The Board of Directors (the "Board" or the "Board of Directors") of Creedmoor Municipal Utility District (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, at a designated office of the District outside the boundaries of the District on May 10, 2022, and the roll was called of the members of the Board to-wit:

Charles Thompson	President
David Tuckfield	Vice President
Heron Salinas	Secretary
Pat Boyle	Treasurer/Asst. Secretary
Roman Harris	Assistant Secretary

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"), Keith Young of Doucet & Associates, Inc. ("Doucet"), engineers for the District, Justin Taack of Bott & Douthitt, PLLC ("Bott & Douthitt"), bookkeepers for the District, and Curtis Davidson and Kira Edgerly of Davaus Three LP, representing the owner and developer of lands within 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 acknowledged receipt of the Minutes of Meeting of the Board of Directors conducted on January 20, 2022, and following a full review and upon motion by Director Thompson, seconded by Director Tuckfield 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 Travis 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, Directors and Road District Powers Elections 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 Tuckfield, seconded by Director Thompson and unanimously carried, the Board approved said Order, a copy of which is attached hereto as **EXHIBIT "B"**, and additionally authorized said Order to be filed in the Travis 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 Thompson, seconded by Director Tuckfield and unanimously carried, the Board re-elected the following officers:

Charles Thompson	President
David Tuckfield	Vice President
Heron Salinas	Secretary
Pat Boyle	Treasurer/Asst. Secretary
Roman Harris	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 Tuckfield, seconded by Director Thompson and unanimously carried, said Amended form was approved and was authorized to be filed with the Travis County Clerk's office and also with the TCEQ.

5. Curtis Davidson representing the owner/developer of lands within the District summarized plans for the development of the District, noting that Taylor Morrison will be the builder throughout the District and that they likely will be buying the property in phases.

6. With regard to an Agreement for the Construction and Purchase of Facilities and Reimbursement for Costs, Mr. Barrett noted he had nothing for the Board to consider at such time.

7. Keith Young then provided an update with regard to engineering matters, and it was noted that Doucet is currently reviewing the land plan and beginning preparation of their preliminary plans to submit to the City of Creedmoor ("City").

8. With regard to any additional water and sewer related agreements, easements or assignments with the City, Travis County, water and wastewater service providers or other service providers, Mr. Barrett noted there is an existing Agreement for retail water from Creedmoor Maha Water Supply Corporation ("Creedmoor-Maha") that was signed by the developer. It was noted that said Agreement might need to be assigned to the District at a later date. Additionally, Mr. Barrett noted the District would handle wastewater under its own permit.

9. The Board was then presented with two separate Out-of-District Service Letters, collectively attached hereto as **EXHIBIT "C"**, with regard to wastewater service for the approximately 88.57 acres owned by Allen Click and the approximately 43.1 acres owned by 5107 FM 1327, Ltd., which properties are both currently outside of the District's boundaries, and the desire of each landowner to have the District serve as their wastewater provider. It was noted that the customers would pay a portion of the costs to bring the wastewater line to each of their respective properties, and that the customer's water provider, Creedmoor-Maha, would be responsible for billing for said service in addition to water. Mr. Barrett noted the engineers are confirming there is sufficient capacity to serve these additional properties per the wastewater permit

issued by the TCEQ, and upon motion by Director Tuckfield, seconded by Director Harris, the Board unanimously approved the Out-of-District Service Letters and execution and any filing of same, as may be necessary.

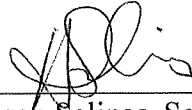
10. Mr. Barrett then briefed the Board on its eminent domain powers as granted in the Legislation that created the District and the Board was notified that the attorneys for the District would be handling the required notification to the State Comptroller's office of such powers now that the District 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.

11. Ms. Studdard explained the requirements of Government Code, Sections 551.005 (Open Meetings Act Training) and 551.012 (Public Information Act Training) and related government training courses offered on-line 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.

12. 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 and payroll documentation for the Directors was not signed at the last meeting, and in an effort to provide timely payments moving forward, he'd recommend the Board authorize the opening of a bookkeeper's account and deposit of funds in the same. It was noted Bott & Douthitt recommends ABC Bank as the District's depository due to their low fee structure and familiarity with special districts. Upon motion by Director Tuckfield, seconded by Director Thompson and unanimously carried, opening of an operating account and a bookkeeper's account with ABC Bank was 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 Boyle, seconded by Director Salinas and unanimously carried, the Board approved said checks.

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

APPROVED AND ADOPTED this 31<sup>st</sup> day of May, 2023.



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Heron Salinas, Secretary  
Board of Directors  
Creedmoor Municipal Utility District

