

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 31, 2023, 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, Kimberly Studdard, paralegal, of Winstead PC, 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 Eric Willis 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 May 10, 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. Curtis Davidson representing an owner and developer of lands within the District summarized plans for the development of the District, noting they have been working with Doucet to prepare a lot layout for Phase 1 which will encompass approximately 172 total lots.

4. 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.

5. The Board was then presented with an Out of District Service Commitment Letter for the Click Tract and related Wastewater and Treated Effluent Pipeline Easement and Right of Way from Mr. Click, copies of which are collectively attached hereto as **EXHIBIT "A"**, and Mr. Davidson explained to the Board that in order to connect the District to the proposed site for the future wastewater treatment plant, it is necessary to go through the Click Tract, and in exchange for granting of the easement by Mr. Click, the District is agreeing to provide Mr. Click with "out-of-district" wastewater service. After a brief discussion, and upon motion by Director Tuckfield, seconded by Director Thompson, the Board unanimously approved the Out of District Service Commitment Letter for the Click Tract and related Wastewater and Treated Effluent Pipeline Easement and Right of Way, and any filing or recording, as may be necessary, with regard thereto.

6. The Board was then presented with a Resolution Adopting Prevailing Wage Rate Scale for Construction Projects, and it was noted that typically this is done at the organizational meeting of a district, or pretty quickly thereafter, but that it was brought to Ms. Studdard's attention that said Resolution had yet to be put in place. After a brief discussion, and upon motion by Director Harris, seconded by Director Thompson, the Board unanimously approved the Resolution Adopting Prevailing Wage Rate Scale for Construction Projects and authorized any filing, as may be necessary, with regard thereto.

7. Keith Young then provided an update with regard to engineering matters, and it was noted that Phase 1 construction design as well as final plat preparation for Phase 1 have commenced, and that the City of Creedmoor ("City") has approved the preliminary plat. It was noted that there are ongoing discussions with regard to wastewater treatment service for the District, and Mr. Young noted action items for the Board include both a request that the Board authorize the design and submission of construction drawings and plats to the various regulating agencies for approval, and a request to authorize Doucet to advertise Creedmoor 216 Phase 1 Construction Documents for possible bidding in between meetings. Upon motion by Director Salinas, seconded by Director Tuckfield, the Board unanimously approved both the design and submission of construction drawings and plats to the various regulating agencies for approval, and advertisement of Creedmoor 216 Phase 1 Construction Documents for bidding in between meetings.

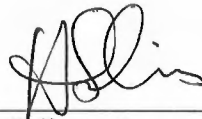
8. There were no updates with regard to any additional water and sewer related agreements, easements or assignments with the City, Travis County, water and wastewater service providers or other service providers, and as is such, the Board moved to the next item on the agenda.

9. Justin Taack with Bott & Douthitt then discussed the Accounting Report, including a Cash Activity Report, dated May 31, 2023 with the Board, noting he would need the Board's approval on disbursement of checks related to director and vendor payments reflected in said Report which included payment for various training courses taken by the Board. Upon motion by Director Thompson, seconded by Director Harris, said Accounting Report and the disbursement of funds in accordance therewith was unanimously approved.

10. Ms. Studdard reminded the Board of governmental training course and cybersecurity course completion certificates not received to date, and the Board was then presented with an insurance proposal from McDonald Wessendorf for renewal of the District's directors' and officers' liability insurance and bonds as well as the existing crime bond, and it was noted that there was no increase in premium from the prior year. Upon motion by Director Tuckfield, seconded by Director Salinas, the Board unanimously approved renewal of the District's existing insurance policies and bonds, as presented to the Board.

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

APPROVED AND ADOPTED this 19th day of October, 2023.



Heron Salinas, Secretary
Board of Directors
Creedmoor Municipal Utility District

