

MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS

THE STATE OF TEXAS §
COUNTY OF HAYS §
CROSSWINDS MUNICIPAL UTILITY DISTRICT §

The Board of Directors (the "Board" or "Board of Directors") of Crosswinds Municipal Utility District (the "District") met in regular session, open to the public, on December 13, 2023 at 5701 West William Cannon Drive, Austin, Texas, an office of the District outside the boundaries of the District, and the roll was called of the members of the Board to-wit:

Amy Laine	President
Lee Weber	Vice President
Elizabeth P. Edwards	Secretary
Anthony Dell'Abate	Assistant Secretary
Kathleen Kutac	Assistant Secretary

All members of the Board were present at the commencement of the meeting, except for Director Edwards who entered the meeting under item 5 herein. All members participating at the time a vote was taken voted on all matters that came before the Board. Also present were Andy Barrett with Andy Barrett & Associates, PLLC ("Barrett & Associates"), general counsel for the District, and Kimberly Studdard, paralegal, with Winstead PC ("Winstead"), bond counsel for the District, Justin Taack with Bott and Douthitt, PLLC ("Bott & Douthitt"), the District's bookkeeping firm, Ronnie Moore with Carlson, Brigrance & Doering, Inc. ("CB&D"), engineers for the District, and William Abshire and Cody Abshire of Capital Area Utility Management, LLC ("CAUM"), operations firm for the District. Additionally, Terry Howe, representing Development Solutions CW, LLC ("Dev Sol"), the previous developer of lands within the District, was in attendance as well.

1. The Board called for public communications and comments. Hearing none, the Board continued on to the next item of business.

2. The Board acknowledged receipt of a copy of the Minutes of the Board's November 8, 2023 regular meeting, and following a review and motion by Director Kutac, seconded by Director Weber and unanimous approval, said Minutes were approved as written.

3. Terry Howe updated the Board with regard to home construction in the District, noting that there were 28 closings in December and 11 slated closings in January. It was noted that there are 617 homes occupied, leaving 41 vacant but complete. Lastly, Mr. Howe noted that Pedernales Electric Cooperative does not expect any delays on the necessary transformer for the water storage tanks which is good news.

4. With respect to the proposed addition of lands by KB Homes, Mr. Barrett noted that there was nothing for consideration by the Board at such time.

5. The Board then recognized Ronnie Moore with CB&D who referred the Board to CB&D's Engineering Report for the current meeting. The report stated that there were no action items to bring before the Board but that the engineers do have a couple of pay requests in the file awaiting developer approval. Mr. Moore also noted that Contract A-Elevated Storage Tank (EST) is substantially complete, and that the construction for Contract B-Ground Storage Tank (GST) is approximately 80% complete. The record shall reflect Director Edwards entered the meeting at this time.

6. With regard to any additional water and sewer related agreements, status of negotiations regarding existing service rates and amendments to such agreements, status of conveyances to the City of Kyle or other related matters, Mr. Barrett noted that there was nothing for consideration by the Board at such time.

7. The Board then recognized Mr. Taack who reviewed an Accounting Report dated December 13, 2023, which included a review of the Cash Activity Report, including receipts and expenditures, a summary of action items as relate to director and vendor payments and fund transfers, as reflected therein. Mr. Taack asked for approval of director and vendor payments as well as one fund transfer from the TexPool Operating Account to the Cadence Bank Bookkeeper's Account for \$55,032.34. It was also noted that Mr. Taack asked for one more fund transfer from the TexPool Operating Account to Cadence Bank Operating Account for \$5,000.00. Upon motion by Director Weber, seconded by Director Edwards and unanimously carried, the Board approved the Accounting Report which included approval of director and vendor payments, expenditures and fund transfers, as set out therein.

8. With regard to an Operations Report for the District, Mr. Cody Abshire noted they are still monitoring repairs made by DNT for erosion control. It was noted they met with Terry Howe to address resident concerns over the crushed granite trails. Lastly, they removed four loads of trash out of the ponds and are now working to remove loads of tires that were illegally dumped as well. With regard to the existing Agreement between the District and CAUM, Mr. Abshire noted his company has merged with SI Environmental to grow the Austin area. It was noted that Cody and William will still be present and working for the company but that there may need to be some cleanup with the Agreement itself in January 2024.

9. It was then confirmed that an Executive Session was not needed, and the Board scheduled their next regular meeting date of Wednesday, January 10, 2024, at the offices of CB&D.

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

APPROVED AND ADOPTED this 10th day of January 2024.



Elizabeth P. Edwards, Secretary
Board of Directors
Crosswinds Municipal Utility District