

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 January 31, 2024, and the roll was called of the members of the Board to-wit:

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| 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 except Director Tuckfield. 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., 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 October 19, 2023, and following a full review and upon motion by Director Thompson, seconded by Director Boyle and unanimously carried, the Board approved such Minutes as written.

3. Mr. Willis representing the developer briefly discussed plans for the development of the District, noting everything is moving forward and that preliminary plans are under review by the City of Creedmoor ("City"). It was noted that the Phase 1A final plat and construction plans have

been approved and are in the process of being bid as of the date of the meeting. Lastly, Mr. Willis noted there are currently two builders with which the developer is negotiating.

4. Keith Young then provided an update with regard to engineering matters and requested Board approval related to authorization to advertise Creedmoor 216 Phases 2A, 2B, 1B and 1C construction documents for bidding. Upon motion by Director Thompson, seconded by Director Salinas, the Board unanimously approved the aforementioned requests. Additionally, Mr. Young noted that approval for the Phase 2 preliminary plat is expected later that month and that bidding for Phase 1A will occur in February as well. It was also noted that design will commence on Phase 2B and 1C soon and that there are ongoing discussions with regard to wastewater treatment service.

5. Ms. Studdard then discussed with the Board the need for a directors' election every two years of even-numbered years, as required by the District's legislation and the Election Code, and it was noted that there were two (2) positions up for election in May of 2024. The Board then discussed the form of joint election contract and election services agreement ("Election Contract") with Travis County ("County") related to the May 4, 2024 directors' election and authorized execution of the final form by the Board's officers should the election move forward. As also relates to the May 4, 2024 directors' election, the Board next considered an Order Calling Directors' Election ("Order Calling"). Upon motion by Director Harris, seconded by Director Thompson and unanimously carried, said Order Calling was adopted and authorization for execution of the final Election Contract, if needed, was approved.

6. The Board then reviewed a summary of the District's annual renewal of insurance and bonds, and Ms. Studdard noted the proposal reflected renewal of the District's usual directors' and officers' liability policy, directors' bond and crime bond, and that no additional coverages were added at this time. It was also noted that the premium would remain the same and that the developer would likely be paying said amount directly on behalf of the District. Upon motion by Director Salinas, seconded by Director Harris, renewal of the District's existing policies and bonds were unanimously approved.

7. Ms. Studdard discussed with the Board receipt of their annual Municipal Securities Rulemaking Board Rule G-10 Disclosure Letter from the District's financial advisor, The GMS Group, L.L.C., and after a brief discussion, and upon motion by Director Salinas, seconded by Director Boyle, the Board confirmed receipt of the annual Municipal Securities Rulemaking Board Rule G-10 Disclosure Letter.

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 with the Board, noting he would need the Board's approval on disbursement of checks related to director and vendor payments as well as Bott & Douthitt's fee for the last few months, all as reflected in said Report. It was also noted that insurance was paid in between meetings as well as payroll taxes for 2023. Mr. Taack discussed recent increases in director per diems following the last legislative

session, and upon motion by Director Thompson, seconded by Director Harris, said Accounting Report and the disbursement of funds in accordance therewith was unanimously approved as well as payment for the difference in per diems for the current meeting and the increase to \$221 moving forward.

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

APPROVED AND ADOPTED this 7th day of March, 2024.



Heron Salinas, Secretary
Board of Directors
Creedmoor Municipal Utility District

