

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 April 10, 2024 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 Director Weber and Director Edwards. The record shall reflect Director Edwards entered the meeting under item 4 herein. All members participating in person at the time a vote was taken voted on all matters that came before the Board. Also present were Andy Barrett of Barrett & Associates, PLLC, general counsel for the District, Kimberly Studdard, paralegal, with Winstead PC, bond counsel for the District, Ronnie Moore with Carlson, Brigrance & Doering, Inc. ("CB&D"), engineers for the District, Justin Taack with Bott and Douthitt, PLLC ("Bott & Douthitt"), the District's bookkeeping firm, William and Cody Abshire with SiEnvironmental, LLC ("SiEnvironmental"), the District's operations firm, and Terry Howe representing Development Solutions CW, LLC ("Dev Sol"), the previous developer of lands within the District.

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 March 13, 2024 regular meeting, and following a review and motion by Director Laine, seconded by Director Kutac and unanimous approval, said Minutes were approved as written.

3. With regard to a developer's report, Terry Howe noted there are 12 closings slated for the current month and 7 closings expected for May. It was noted that there are approximately 870 total homes on the ground with 705 occupied, 56 complete but vacant, and the remainder in various stages of construction. Lastly, it was noted that GBRA and the PEC are still working through issues regarding the water tower.

4. With respect to any proposed additions of lands, Mr. Barrett noted he had nothing

for the Board's consideration at such time.

5. The Board then recognized Ronnie Moore with CB&D who referred the Board to the Engineering Report for the current meeting. Mr. Moore noted that a couple of change orders had come in so the engineering report had been revised to reflect those change orders in addition to other items for discussion. It was noted that Crosswinds Phase 3B was rebid with DNT coming in as the low bidder but that the Developer has not decided on whether or not to award said contract at this time. Upon motion by Director Weber, seconded by Director Edwards, the following recommended change orders were unanimously approved:

Contract B – Ground Storage Tank with TTE, LLC
Change Order No. 3 (\$33,395.42); and
Change Order No. 4 (\$17,542.92).

6. As relates to any additional water and sewer related agreements, status of negotiations with regard to existing service rates and amendments to such agreements, status of conveyances to the City or other related matters, Mr. Barrett noted he would like the Board to authorize a Resolution Requesting an Estimate of Value from the Hays Central Appraisal District ("HCAD"). Upon motion by Director Laine, seconded by Director Edwards and unanimously carried, the Board approved the Resolution Requesting an Estimate of Value from HCAD.

7. Mr. Taack then reviewed an Accounting Report dated April 10, 2024 which included a Cash Activity Report, including receipts and expenditures, a summary of action items as relate to director and vendor payments, and four fund transfers in the following amounts: one transfer from the District's TexPool Operating Account to the District's Cadence Bank Bookkeeper's Account in the amount of \$32,662.24, one transfer from the District's TexPool Tax Account to the District's TexPool Debt Service Utility Account in the amount of \$100,924.64, one transfer from the District's TexPool Tax Account to the District's TexPool Operating Account in the amount of \$147,106.56, and one transfer from the District's TexPool Tax Account to the District's TexPool Debt Service Road Account in the amount of \$130,000.00. It was noted that there was an atypical invoice of \$1,750.00 paid to Arbitrage Compliance Specialists as well as one from UMB Bank for the SR20 PAR Road Bond fees, as reflected in the Report. It was noted that the District has collected about 89% of taxes to date, and upon motion by Director Weber, seconded by Director Kutac and unanimously carried, the Board approved the Accounting Report which included the approval of director and vendor payments and fund transfers, as set out therein.

8. With regard to an Operations Report for the District, Mr. Abshire noted that there were no major problems to report, and that they are still working with DNT to get pond repairs completed. It was noted that SiEnvironmental was recently made aware of three separate "past due" irrigation accounts with the City of Kyle due to the fact that the City had the incorrect address, and therefore, the District has not been receiving any bills for those accounts. Mr. Abshire noted he previously requested monthly statements from February 2023 – March 2024 in order to remedy the issue but that there were questions regarding reported water usage for one month in particular. Lastly, Mr. Abshire noted he is trying to negotiate down late fees and penalties given the error on the City's part. After a lengthy discussion, and upon motion by Director Dell'Abate, seconded by Director Kutac, the Board approved payment of all outstanding amounts less the bill for roughly \$18,000 plus penalties and interests.

9. It was then confirmed that an Executive Session was not needed at this time, and the Board confirmed their next regular meeting date of Wednesday, May 8, 2024, at 1:00 p.m. at the offices of CB&D.

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

APPROVED AND ADOPTED this 8th day of May, 2024.



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

