

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 May 8, 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 Laine. 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, Brigance & Doering, Inc. ("CB&D"), engineers for the District, Justin Taack with Bott and Douthitt, PLLC ("Bott & Douthitt"), the District's bookkeeping firm, 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 April 10, 2024 regular meeting, and following a review and motion by Director Kutac, seconded by Director Edwards and unanimous approval, said Minutes were approved as written.

3. With regard to a developer's report, Terry Howe noted there were 12 closings in April and 26 closings in May with 12 additional closings scheduled for June. It was noted that there are currently 52 unoccupied but finished homes, 732 occupied homes and 89 homes under construction. Lastly, it was noted that water restrictions are slowing down construction a bit.

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, a copy of which is attached hereto as **EXHIBIT "A"**. Mr. Moore noted that there were no action items for Crosswinds Phase 6B or the Elevated and Ground Storage Tanks. However, Mr. Moore noted that bids for Crosswinds Phase 3B were opened on April 3, 2024 and that four total bids were received. It was noted that at first glance, the bid from DNT Construction, LLC ("DNT") would have appeared to have the lowest bid amount, but due to the inclusion of necessary alternate items, specifically the purchase and hauling of construction water from the City of Buda, the cumulative total bid received from Cornerstone Site Services was actually lower than the total bid received from DNT. As is such, it was Mr. Moore's recommendation that the District award the Contract for Phase 3B to the low bidder, Cornerstone Site Services. After a thorough discussion, and upon motion by Director Weber, seconded by Director Dell'Abate, the Contract for Phase 3B was awarded to Cornerstone Site Services.

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 had nothing to report at such time.

7. The Board was then asked to discuss and consider an Amended Order Designating Offices Outside the District and authorize publication of Notice regarding same, and it was noted that Winstead had moved office locations, and since the District's records are stored at Winstead and it is also a designated as a possible meeting location, it was necessary to adopt an Amended Order with the current address and publish a Notice to effectuate the change. Upon motion by Director Edwards and seconded by Director Weber, an Amended Order Designating Offices Outside the District and authorization for publication of a Notice was unanimously approved.

8. Mr. Taack then reviewed an Accounting Report dated May 8, 2024 which included a Cash Activity Report, including receipts and expenditures, a summary of action items as relate to director and vendor payments, and five 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 \$34,169.57, one transfer from the District's TexPool Operating Account to the District's Cadence Bank Operating Account in the amount of \$5,000.00, one transfer from the District's TexPool Tax Account to the District's TexPool Debt Service Utility Account in the amount of \$43,998.83, one transfer from the District's TexPool Tax Account to the District's TexPool Operating Account in the amount of \$58,625.06, and one transfer from the District's TexPool Tax Account to the District's TexPool Debt Service Road Account in the amount of \$60,000.00. It was noted that a check for the first quarter payroll taxes had been cut between meetings and that Director Laine's check would be voided due to missing the Board meeting that day. Lastly, the Board was asked to approve the Sunscape invoices included in the Report. It was noted that the District has collected about 97% of taxes to date, and upon motion by Director Dell'Abate, seconded by Director Kutac and unanimously carried, the Board approved the Accounting Report which included the approval of director and vendor payments, fund transfers and invoices, as set out therein.

9. 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 because there has been a delay due to the rain. It was noted that PEC and Milestone will coordinate directly on the street lights repairs needing to be made. Mr. Abshire noted he is

trying to negotiate down late fees and penalties incurred on the District's water accounts given the billing error on the City's part and that there will be a City meeting about the issue. Lastly, Mr. Abshire is coordinating with Sunscapes to incorporate the Phase 5A drainage easement into their maintenance schedule. After a brief discussion and upon motion by Director Weber, seconded by Director Edwards and unanimously carried, the Board approved the Operations report.

10. 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, June 12, 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 Weber, and unanimously approved, and the Board adjourned until further call.

APPROVED AND ADOPTED this 12<sup>th</sup> day of June, 2024.



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

(DISTRICT SEAL)

