

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 June 12, 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. 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, 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 May 8, 2024 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. With regard to a developer's report, Terry Howe noted there were 26 closings in May with 19 additional closings scheduled for June and 12 closing expected for July. It was noted that there are 899 homes on the ground with 61 vacant homes, 746 occupied, and 81 under construction. The water tower is moving forward and is expected to be up and running by the end of the month, and it was confirmed that the necessary transformer is at the PEC. Lastly, it was noted that Cash Construction slowed down in Section 6 due to rain delays.

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 3B but that a Notice to proceed had been issued so pay applications and change orders will likely be presented at the next meeting. Mr. Moore asked the Board to approve one change order and three pay applications for Phase 6B as well as one change order for Contract B – Ground Storage Tank. After a thorough discussion, and upon motion by Director Weber, seconded by Director Edwards, the pay applications and change orders noted below were unanimously approved.

Contract B – Ground Storage Tank
Change Order No. 5 (\$3,200.00)

Crosswinds Phase 6B
Change Order No. 2 (\$-7,035.00);
Pay Application No. 9 (\$185,079.15); and
Pay Application No. 10 (\$161,620.86).

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 for the Board to consider at such time.

7. The Board was then asked to discuss and review preliminary values received by the Hays Central Appraisal District ("HCAD") and to authorize a formal request to HCAD for the District's certified tax roll for 2024. Upon motion by Director Laine and seconded by Director Kutac, a formal request to HCAD for the District's certified tax roll for 2024 was unanimously approved.

8. The Board was then asked to discuss and authorize any additional Resolutions Requesting Estimates of Value, as may be necessary, upon receipt of such certified values. After a brief discussion and motion by Director Laine and seconded by Director Edwards, said additional Resolutions Requesting Estimates of Value upon receipt of such certified values was unanimously approved.

9. Mr. Taack then reviewed an Accounting Report dated June 12, 2024 which included a Cash Activity Report, including receipts and expenditures, a summary of action items as relate to director and vendor payments, and one fund transfer in the following amount: one transfer from the District's TexPool Operating Account to the District's Cadence Bank Bookkeeper's Account in the amount of \$25,761.77. It was noted that the District has collected about 97% of taxes to date, totaling a little over \$2,000,000.00. Upon motion by Director Weber, seconded by Director Edwards 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.

10. With regard to an Operations Report for the District, Mr. Abshire noted that there were no action items and that DNT did take care of the pond repairs previously discussed. It was

noted that SiEnvironmental has been working with the HOA Manager to mow areas overgrown due to recent rains. It was noted that they are reviewing water accounts with the City Manager to hopefully waive late fees and interest charges and to identify issues which caused large water bills for various months and that Cody is working on getting the water accounts transferred into the District's name in lieu of the developer's to ensure timely payment moving forward.

11. Ms. Studdard discussed with the Board annual cybersecurity training requirements and noted that she will email the Board members with course details following the meeting that day.

12. 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, July 10, 2024, at 1:00 p.m. 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 Edwards, and unanimously approved, and the Board adjourned until further call.

APPROVED AND ADOPTED this 10th day of July, 2024.



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

(DISTRICT SEAL)

