

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 11, 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, with the exception of Director Laine and Director Edwards. The record shall reflect Director Edwards entered the meeting under item 3. 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, and Ronnie Moore with Carlson, Brigance & Doering, Inc. ("CB&D"), engineers for the District. Crystal Horn with McGrath and Co., PLLC ("McGrath"), the District's auditor, and Cody and William Abshire of Si Environmental, operations firm for the District, were in attendance via teleconference. Additionally, Terry Howe and Grant Robinson, representing Development Solutions CW, LLC ("Dev Sol"), the previous developer of lands within the District, were 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 13, 2024 regular meeting, and following a review and motion by Director Weber, seconded by Director Kutac and unanimous approval, said Minutes were approved as written.

3. Director Edwards entered at this time. Crystal Horn then presented the Board with an Agreed Upon Procedures Report dated December 12, 2024 ("AUP Report") in connection with developer reimbursements upon closing of the District's \$7,680,000 Unlimited Tax Road Bonds, Series 2024 ("2024 Road Bonds"). It was noted the total reimbursement amount to be paid from the 2024 Road Bonds would be roughly \$6,992,819.48 with approximately \$26,256 in surplus

funds which would likely be applied to the next bond issue. Upon motion by Director Weber, seconded by Director Edwards, the Board unanimously approved the AUP Report as well as the related Representations Letters presented in connection therewith.

4. Terry Howe updated the Board with regard to home construction in the District, noting there were 19 closings expected for November but that 14 actually closed. It was noted that there are 23 closings projected for December and 4 expected for January. It was noted that there are a total of 975 homes on the ground with 39 homes under construction, 860 occupied and 66 complete but vacant. Lastly, Mr. Howe noted that there are 2 small punch list items to work through, but that the water tower is operational.

5. With respect to any proposed additions of land into the District, Mr. Barrett noted that there was nothing for consideration by the Board at such time.

6. 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 a few action items to bring before the Board regarding Crosswinds Phase 6B and Crosswinds Phase 3B. Upon motion by Director Edwards, seconded by Director Dell'Abate, the following recommended pay applications and change order were unanimously approved:

Crosswinds Phase 3B:

Pay Application No. 4 (\$468,607.95); and
Pay Application No. 5 (\$652,241.93).

Crosswinds Phase 6B:

Change Order No. 4 (\$48,471.00).

7. 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.

8. Mr. Taack then reviewed an Accounting Report dated December 11, 2024, 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 two fund transfers: TexPool Operating Account to Cadence Bank Bookkeeper's Account for \$52,529.13 and TexPool Operating Account to Cadance Bank Operating Account for \$5,000.00. It was noted there was an invoice from Hays Central Appraisal District as well as an invoice from UMB Bank, NA for paying agent fees associated with the SR2018 and SR2023A bonds, and upon motion by Director Weber, seconded by Director Dell'Abate and unanimously carried, the Board approved the Accounting Report which included approval of director and vendor payments, expenditures and fund transfers, all as set out therein.

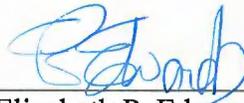
9. With regard to an Operations Report for the District, Mr. Abshire asked for the Boards approval to mow the Phase 1 detention pond, and upon motion by Director Dell'Abate seconded by Director Edwards, the Board unanimously approved mowing of the Phase 1 detention pond.

Additionally, Mr. Abshire reported that they are getting complaints from the builders regarding the current water restrictions imposed by the City of Kyle, and the developer confirmed there is not much we can do to assist with such matters. Upon motion by Director Edwards, seconded by Director Dell'Abate, the Board unanimously approved the Operations Report.

10. It was then confirmed that an Executive Session was not needed, and the Board scheduled their next regular meeting date of Wednesday, January 8, 2025, 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 8th day of January 2025.



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

(DISTRICT SEAL)

