

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 January 8, 2025 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. The record shall reflect Director Laine entered the meeting under item 9 herein. 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, Brigrance & Doering, Inc. ("CB&D"), engineers for the District. Crystal Horn with McGrath and Co., PLLC ("McGrath"), the District's auditor, and Cody Abshire of Si Environmental, operations firm for the District, were in attendance as well as 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 December 11, 2024 regular meeting, and following a review and motion by Director Weber, seconded by Director Edwards and unanimous approval, said Minutes were approved as written.

3. Crystal Horn with McGrath presented the Board with a Financial Report for the September 30, 2024 fiscal year end, containing financial statements, a management letter and additional audit-related information ("Financial Report"). Ms. Horn noted that the audit was a clean audit, and after a thorough discussion, and upon motion by Director Weber, seconded by Director Dell'Abate and unanimously carried, the Board approved said Financial Report and authorized the required filings and postings with the Texas Commission on Environmental Quality ("TCEQ") and

with the State Comptroller by Winstead and filing with EMMA by the District's financial advisor.

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

5. The Board was then presented with an Amended District Information Form ("ADIF") to include, amongst other things, the most recent bond closing. After a brief discussion, and upon motion by Director Dell'Abate, seconded by Director Weber, the Board unanimously approved the ADIF to account for the most recent bond closing and authorized any filing or recording, as may be necessary, with regard thereto.

6. Terry Howe updated the Board with regard to home construction in the District, noting there were 12 closings in December, 8 closings expected for January, and 5 closings scheduled for February. It was noted that there are 975 homes are on the ground, 38 are under construction, 879 are occupied, 52 are complete but vacant, and there are 10 model homes. Additionally, Mr. Howe noted that Phase 3B is the only area under construction right now, and the water tower is operational.

7. 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.

8. The was then asked to discuss and consider approval of an amendment to the existing Engineering Services Agreement with Carlson Brigance & Doering, Inc., a copy of which is attached hereto as **EXHBIT "A"**. Mr. Moore noted the monthly fee would increase from \$900 to \$1,200, and the Board was also asked to update the schedule to account for new hourly rates since the rates have not been updated since 2012. Additionally, it was noted that other expenses such as copies, delivery charges, mileage, and external services will be billed at cost + 20%. Upon motion by Director Weber, seconded by Director Edwards, the amendment to the existing Engineering Services Agreement with Carlson Brigance & Doering, Inc. was unanimously approved.

9. Director Laine entered the meeting at this time. 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 Dell'Abate, seconded by Director Weber, the following recommended pay applications and change orders were unanimously approved:

Crosswinds Phase 3B:
Change Order No. 5 (\$20,790.00);
Change Order No. 6 (\$5,901.00);
Change Order No. 7 (-\$39,237.00); and
Pay Application No. 6 (\$577,946.00).

Crosswinds Phase 6B:
Pay Application No. 16 (\$43,623.89).

10. 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.

11. Mr. Taack then reviewed an Accounting Report dated January 8, 2025, 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 four fund transfers: TexPool Operating Account to Cadance Bank Bookkeeper's Account for \$50,417.03; TexPool Operating Account to Cadance Bank Operating Account for \$5,000.00; TexPool Tax Account to TexPool Operating Account for \$36,078.54; and TexPool SR2024 Capital Projects Account to TexPool Operating Account for \$12,901.87. It was noted there was a check cut to McGrath & Co. PLLC in the amount of \$18,000 for the annual audit, and a check cut to IPREO LLC in the amount of \$2,199.37 for printing costs related to the SR2024 Road Bond Issue. Upon motion by Director Dell'Abate, seconded by Director Kutac and unanimously carried, the Board approved the Accounting Report which included director and vendor payments, expenditures and fund transfers, all as set out therein.

12. With regard to an Operations Report for the District, a copy of which is attached hereto as **EXHIBIT "B"**, Mr. Abshire noted that residents have requested improvements to the easement between Billowing Way and Crosswinds Parkway due to excessive foot traffic. It was noted that the Sunscapes bid includes re-vegetation, irrigation installment, and a granite path, and it was noted that the sod could be omitted and a simple path should come in under \$1,000.00. Additionally, Mr. Abshire reported ongoing issues with the Amenity Center Dumpster conduit, and it was also mentioned that they are addressing 3 lights along Crosswinds Parkway and 1 light on Queen Topsail needing repair. Mr. Abshire relayed that they are coordinating with Purcell to resolve these pole issues. Lastly, Mr. Abshire noted they visited 3 detention ponds between meetings. Upon motion by Director Weber seconded by Director Edwards, the Board unanimously approved the Operations Report and approved improvements to the easement between Billowing Way and Crosswinds Parkway in an amount not to exceed \$1,000.

13. It was then confirmed that an Executive Session was not needed, and the Board scheduled their next regular meeting date of Wednesday, February 12, 2025, at the offices of CB&D.

There being no further business to conduct, Director Kutac 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 12th day of February 2025.



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

(DISTRICT SEAL)

