

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 9, 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 BP. 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 during the Board's consideration of agenda item 8. 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, general counsel for the District, Justin Cox, attorney, with Winstead PC, bond counsel for the District, Justin Taack with Bott and Douthitt, PLLC, the District's bookkeeping firm, Ronnie Moore with Carlson, Brigance & Doering, Inc. ("CB&D"), engineers for the District, and Cody Abshire of Si Environmental, operations firm for the District, were in attendance. Grant Robinson, representing Development Solutions CW, LLC, the developer of lands within the District, was also in attendance.

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 12, 2025, regular meeting, and following a review and motion by Director Kutac, seconded by Director Dell'Abate and unanimous approval, said Minutes were approved as written.

3. 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.

4. The Board then recognized Ronnie Moore with CB&D who referred the Board to CB&D's Engineering Report for the current meeting. Mr. Moore asked for the Board's approval for three change orders and one pay application for Crosswinds Phase 3B. Lastly, Mr. Moore reported that both Contract A-Elevated Storage Tank and Contract B-Ground Storage Tank are

substantially complete. Upon motion by Director Weber, seconded by Director Dell'Abate, Crosswinds Phase 3B change orders, pay application, and the Engineering report were unanimously approved.

Crosswinds Phase 3B:

Change Order No. 8 (\$2,250.00);
Change Order No. 9 (\$5,100.00);
Change Order No. 7 (\$10,580.00); and
Pay Application No. 9 (\$101,655.90).

5. 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.

6. Mr. Taack then reviewed an Accounting Report dated February 12, 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 five fund transfers: TexPool Operating Account to Cadence Bank Bookkeeper's Account for \$30,614.89; TexPool Tax Account to TexPool Debt Service Road Account for \$94,000.00; TexPool Tax Account to TexPool Operating Account for \$81,520.78; TexPool Tax Account to TexPool Debt Service Utility Account for \$61,141.55; and TexPool SR24 Road Capitalized Interest Account to TexPool Debt Service Road Account for \$9,852.71 + accrued interest. Upon motion by Director Weber, seconded by Director Edwards and unanimously carried, the Board approved the Accounting Report which included director and vendor payments, expenditures, and fund transfers, all as set out therein.

7. Director Laine entered the meeting at this time. With regard to an Operations Report for the District, a copy of which is attached hereto as EXHIBIT "B", Mr. Abshire asked for the Board's approval to spend \$2,278.00 on cleanup. After a brief discussion, and upon motion by Director Weber, seconded by Director Edwards, the Board unanimously approved the \$2,278.00 for cleanup. Mr. Abshire then asked the Board to consider resident requests to install no trespass signage around the water quality facilities. People have witnessed off-roading in pond basins and there have been reports of a gunshot. Upon motion by Director Weber seconded by Director Edwards, the Board unanimously approved the installation of no trespass signage around the water quality facilities. Additionally, Mr. Abshire discussed with the Board recent activities, noting they are deferring on tree replacement until after summer in October. Mr. Abshire will contact the Homeowners Association to send a message to the residents with the said update. Upon motion by Director Weber seconded by Director Edwards, the Board unanimously approved the Operations Report.

8. Mr. Robinson updated the Board with regard to home construction in the District, noting there were 6 closings in February, 6 closings in March, and 6 estimated closings in April. So far there are 997 homes on the ground with 30 still under construction. 919 homes are occupied, and 39 homes are complete but vacant. Lastly, Mr. Robinson reported to the Board that there are a total of 1,500 homes built out, 9 of which are models.

9. It was then confirmed that an Executive Session was not needed, and the Board scheduled their next regular meeting date of Wednesday, May 14, 2025, at the offices of CB&D.

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

(EXECUTION PAGE FOLLOWS)

APPROVED AND ADOPTED this 14th day of May 2025.



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

(DISTRICT SEAL)

