

MINUTES OF MEETING  
OF THE BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF HAYS §

LASALLE MUNICIPAL UTILITY DISTRICT NO. 1 §

The Board of Directors (the "Board" or the "Board of Directors") of LaSalle Municipal Utility District No. 1 (the "District") met in regular session, open to the public, at 7401 B. Hwy. 71 West, Suite 160, Austin, Texas, a designated office outside of the boundaries of the District, on Tuesday, May 13, 2025, and the roll was called of the members of the Board to-wit:

Kristi LaRue	President
Eric Willis	Vice President
Chuck Kaufman	Secretary
Douglas J. Goss	Treasurer/Asst. Secretary
John Christopher Gee	Asst. Secretary

All members of the Board were present at the commencement of the meeting with the exception of Director Gee, thus constituting a quorum. All directors present at the time a vote was taken voted on all items that came before the Board. Also present were Mr. Andy Barrett of Barrett & Associates, PLLC, attorney for the District, Mr. Justin Cox of Winstead PC, Mr. Justin Taack of Bott & Douthitt, PLLC, the District's bookkeeper, Mr. Keith Young of Doucet & Associates, Inc., engineers for the District, Mr. Cody Abshire of Si Environmental, LLC, the District's operations firm, and Mr. Mike Schroeder of Waterstone Land Partners, representing owners and developers of property within the District. Additionally, Mr. John Howell of The GMS Group ("GMS"), the District's financial advisor, and Ms. Melissa Montague of Winstead PC were in attendance via telephone.

1. The Board called for public communications and comments. None being heard, the Board moved on to the next item of business.

2. The Board confirmed receipt of the minutes from the April 8, 2025, regular Board meeting, and upon motion by Director Willis, seconded by Director LaRue, said minutes were unanimously approved.

3. The Board next discussed streetlight operability. Mr. Abshire reported that the streetlights are fully functional. Since these lights are operational, the operator does not anticipate any theft issues. However, the operator will remain vigilant.

4. Regarding a Developer's Report, Mr. Schroeder discussed the status of development within the District and noted the Developer needs to ascertain the amount of money spent on street lighting. Mr. Schroeder also stated that the Developers are moving forward with projects in other Districts in the Waterstone property that should result in 750 new lots. In

addition, Developers have engaged a “fee entity” to run that project. The Developers have met with the City of Kyle to discuss water distribution. The City of Kyle wants to recycle water from gray water, and the water will need to go into the lake. It was reported that there is next to no landscape due to the City of Kyle having restrictions.

5. The Board was then asked to consider and approve Waiver of Special Appraisal. Mr. Cox discussed with the Board that a Waiver of Special Appraisal prevents the current or future owners of land within the District from asserting certain types of property tax exemptions on the property and said Waiver of Special Appraisal is required before the issuance of bonds can take place. After a full discussion, and upon motion by Director LaRue, seconded by Director Willis, two Waivers of Special were unanimously approved by the Board.

6. Hear Financial Advisor's Report and authorize consultants to prepare any documents needed for the upcoming bond application. Mr. Howell reviewed the Financial Advisor's schedules for the utility bond application and discussed the associated timeline, as well as reported on the market for credit and bond markets. It was noted that bonds are selling today for about 4.4% and he will work with conservative numbers and will go up to about 5.0% assumption. Mr. Reed is working on tax collections for Lennar to get them up so the District can show tax collections. Mr. Howell reported that there are approximately \$40,000.00 in unpaid taxes. Mr. Howell exited the Board meeting following his report.

7. The Board was then asked to consider and approve an Order Authorizing Application for Approval of Project and Utility Bond Issue by The Texas Commission on Environmental Quality and Requesting Waivers. It was noted that the Board is requesting approval of an amount not to exceed \$9,200,000.00 in bonds of the District to be called LaSalle Municipal Utility District N. 1 Unlimited Tax Utility Bonds, Series 2025. After a full discussion, and upon motion by Director Willis, seconded by Director Goss, an Order Authorizing Application for Approval of Project and Utility Bond Issue by The Texas Commission on Environmental Quality and Requesting Waivers was unanimously approved by the Board.

8. Mr. Young then presented to the Board the Engineer's Report, a copy of which is attached hereto as Exhibit "A." He noted that there were no action items for the Board. Mr. Young then updated the Board on recent activities noting that Waterstone 2A Wastewater line final walk through was done on April 2, 2025, and the contractor is working on close-out documentation. The Lift Station is in commission and has partially been accepted by the City of Kyle. It was also noted that the contractor is working on the final punch list and home construction is continuing to progress in A, B and C. Upon motion by Director Kaufman and seconded by Director Goss, the Engineer's Report, was unanimously approved.

9. With regard to the Attorney Report's, Mr. Barrett noted that there was nothing to discuss with the Board at such time.

10. Mr. Taack next presented the Cash Activity Report, a copy of which is attached as Exhibit "B", and he noted that he would need the Board's approval on disbursement of funds related to director and vendor payments as well as various consultant invoices and two fund transfers: one transfer from the PNC Operating Account to the TexPool Operating Account in the amount of \$34,000.00 and one transfer from the TexPool Operating Account to the PNC

Bookkeeper's Account in the amount of \$34,000.00. Upon motion by Director LaRue and seconded by Director Willis, the Cash Activity Report and disbursement of funds, two transfers, and payments in accordance therewith were unanimously approved.

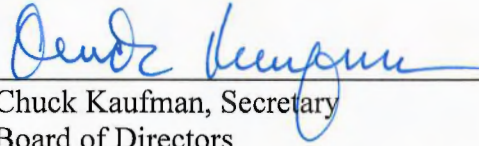
11. Consider proposals for solid waste collection and take any necessary action including execution of any agreements. It was noted there were no action items.

12. Mr. Abshire then discussed with the Board an Operations Report, a copy of which is attached hereto as Exhibit "C." Regarding pond maintenance and repairs, he stated that visual inspection of the wet pond was completed on April 22, 2025. He noted they are communicating with Cody Parkinson at JL Gray Construction, regarding the wet pond sidewall erosion. Mr. Abshire then stated they are inspecting builder lots and drainage areas for erosion and sediment control issues, and they are documenting violations, although there were no violations to report for the month of April. Account Managers are in communication with Lennar's Environmental Manager to address previous or future issues. Lastly, Mr. Abshire reported that they are considering proposals for landscape maintenance in the District and the assessments are based off of development progress and drainage impact. After a brief discussion, and upon motion by Director LaRue and seconded by Director Willis, the Operations Report was unanimously approved.

13. The Board confirmed the next regular meeting date would be June 10, 2025, and there being no further business to conduct, Director Willis moved that the meeting be adjourned, which motion was seconded by Director LaRue, and unanimously approved, and the Board adjourned until further call.

(EXECUTION PAGE FOLLOWS)

APPROVED AND ADOPTED this 10th day of June 2025.



Chuck Kaufman, Secretary  
Board of Directors  
LaSalle Municipal Utility District No. 1

(DISTRICT SEAL)

