

MINUTES OF MEETING  
OF THE BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF HAYS §

LASALLE MUNICIPAL UTILITY DISTRICT NO. 2 §

The Board of Directors (the "Board") of LaSalle Municipal Utility District No. 2 (sometimes referred to herein as the "District") met in special session, at 12:30 p.m. on Tuesday, May 13, 2025, at Doucet & Associates, 7401 B. Hwy. 71 West, Suite 160, Austin, Texas, and the roll was called of the members of the Board of Directors, (herein referred to as the "Board") to-wit:

Kevin L. Bales	President
Chris Synan	Vice President
Brandon Wunsch	Secretary
Mark S. Baldwin	Treasurer/Assistant Secretary
Douglas Jay Dwyer	Assistant Secretary

All members of the Board were present at the commencement of the meeting, with the exception of Director Baldwin, thus constituting a quorum. All directors present at the time the vote was taken voted on all items that came before the Board. Also present were Mr. Andy Barrett of Barrett & Associates, PLLC ("Barrett & Associates"), attorney for the District; Mr. Justin Cox, attorney and Ms. Rachel Natasha Roy, paralegal, with Winstead PC; Mr. Keith Young of Doucet & Associates, Inc. ("Doucet & Associates"), engineers for the District; Mr. Justin Taack with Bott & Douthitt, PLLC ("Bott & Douthitt"), bookkeepers 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. Ms. Melisa Montague, paralegal, of Winstead PC attended via telephone.

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

2. The Board confirmed receipt of the minutes from the Board's March 11, 2025 Board meeting. Following a review of such minutes and motion by Director Bales, seconded by Director Wunsch, and unanimously carried, said minutes were approved as written.

3. Mr. Schroeder discussed the status of development within the District and noted that the Developers are moving forward with projects in other Districts in the Waterstone property that should result in 750 new lots and 40 condominiums. 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. Additionally, Lennar will most likely build the new amenity center.

4. The Board was then asked to consider and approve Waiver of Special Appraisal. Mr. Barrett 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 Wunsch, seconded by Director Bales, two Waivers of Special were unanimously approved by the Board.

5. Mr. Young then presented the Engineer's Report. Mr. Young discussed with the Board a letter of recommendation requesting the award to Dale Lowden Excavating, L.L.C. for the CR158 project in the amount of \$4,663,928.90. The bid tabulation has also been provided for review. After a brief discussion and upon motion by Director Dwyer, seconded by Director Wunsch, the Board unanimously approved the award to Dale Lowden Excavating, L.L.C. for the CR158 project in the amount of \$4,663,928.90. Mr. Young then asked the Board to review and approve the proposal for construction inspection services for CR 158 drainage facilities. The amount of the proposal is \$13,680.00. The developer will be paying the district an equal amount to the district. The proposal is attached. Upon motion by Director Dwyer, seconded by Director Wunsch, the Board unanimously approved the proposal for construction inspection services for CR 158 drainage facilities. Additionally, Mr. Young noted there were 4 pay applications and 2 change orders for consideration by the Board that day. Upon motion by Director Wunsch, seconded by Director Dwyer, pay applications 1-4 were unanimously approved. Upon motion by Director Synan, seconded by Director Dwyer, change orders 1 and 2 were unanimously approved. Following a discussion and a motion by Director Synan, seconded by Director Dwyer, and unanimously carried, the Engineer's Report was approved.

County Road 158 Construction:

Pay Application No. 1 (\$72,504.81);  
Pay Application No. 2 (\$7,182.00);  
Pay Application No. 3 (\$433,114.16);  
Pay Application No. 4 (\$249,010.76);  
Change Order No. 1 (\$237,096.50); and  
Change Order No. 2 (-\$26,352.30).

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

7. Mr. Taack then presented the Board with a Cash Activity Report, 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 \$150,000.00 and one transfer from the TexPool Operating Account to the PNC Bookkeeper's Account in the amount of \$6,000.00. Upon motion by Director Wunsch and seconded by Director Dwyer, the Cash Activity Report and disbursement of funds in accordance therewith were unanimously approved. A copy of the Cash Activity Report is attached as Exhibit "B."

8. The Board then discussed solid waste collection and consider execution of any agreements. It was noted that homeowners will be billed directly by Texas Disposal System for solid waste collection. There would be one company for the full subdivisions so there will not be any confusion and smooth pickups throughout. Upon motion by Director Wunsch, seconded by Director Bales, the Board unanimously approved an agreement with Texas Disposal System, subject to attorney review.

9. Mr. Abshire then discussed with the Board an Operations Report, a copy of which is attached hereto as Exhibit "E." Mr. Abshire reported there was a visual inspection of the wet pond completed on April 22, 2025. He noted they are communicating with Cody Parkinson at JL Gray Construction, regarding scheduled repairs. They are inspecting builder lots and drainage areas for erosion and sediment control issues. The account managers are in communication with Lenar's environmental manager to address the issues. It was noted there were no lot violations for the month of April. Mr. Abshire asked the Board to consider proposals for landscape maintenance in the district, with the assessment based on development progress and drainage impact. After a brief discussion, and upon motion by Director Wunsch and seconded by Director Bales, the Operations Report was unanimously approved.

10. The District's next meeting date was tentatively scheduled for Tuesday, July 8, at 12:30 p.m., and every other month at the same date and time until further notice.

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

(EXECUTION PAGE FOLLOWS)

APPROVED AND ADOPTED this 8th day of July, 2025.



---

Secretary, Board of Directors  
LaSalle Municipal Utility District No. 2

(DISTRICT SEAL)

