

MINUTES OF MEETING  
OF THE  
BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF BASTROP §

WILDWOOD MUNICIPAL UTILITY DISTRICT §

The Board of Directors (the "Board") of Wildwood Municipal Utility District (also sometimes referred to herein as the "District") met in special session, open to the public, at 4201 W Parmer Lane, Building C, Suite 100, Austin, Texas 78727, at a designated office of the District on June 17, 2025 at 12:15 p.m., and the roll was called of the members of the Board to-wit:

Billy Wayne (Trey) Newby III	President
Hudson Hall	Vice President
John Azar	Secretary
Fred Nagel	Treasurer/Assistant Secretary
Suzan Leigh Randall	Assistant Secretary

All members of the Board were present in person at the commencement of the meeting, with the exception Director Randall and Director Newby. All directors present in person 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, Mr. Justin Cox, attorney, and Ms. Rachel Roy, paralegal, of Winstead PC, Mr. Justin Taack with Bott & Douthitt, PLLC, bookkeepers for the District, Mr. Dennis Hendrix with Crossroads Utility Services, L.L.C., and Mr. Faris Abboushi of HR Green Development TX, LLC, engineers for the District. Additionally, Mr. Bob Wunsch, Mr. Brandon Wunsch, and Mr. Wyatt Henderson of Atlantis WKA Bastrop, LLC, representing owners and developers of land within the District, were present as well.

1. The meeting was called to order, and evidence was presented that public notice of such meeting had been given as required by law.

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

3. The Board acknowledged receipt of the minutes of the meeting of the Board of Directors conducted on January 29, 2025, and following a full review and upon motion by Director Hall, seconded by Director Nagel and unanimously carried, the Board approved such minutes as written.

4. With regard to a developer's report, Mr. Wunsch noted the development is under construction and there will be models in August. They plan to hire Crossroads Utility Services, L.L.C. and finish construction October 1<sup>st</sup>.

5. Discuss and consider acceptance of various easements from the developer to the District, and any filing or recording, as may be necessary, with regard thereto. It was noted there was no action at this time.

6. Discuss and consider any additional items needed related to the PFA Texas Infrastructure Program bond issuance currently underway by the developer, and other documents or approvals, as may be necessary, with regard thereto. It was noted there was nothing to discuss at such time.

7. Mr. Abboushi then presented the Board with an Engineering Report, a copy of which is attached hereto as EXHIBIT "A" and discussed the five construction contracts currently underway with pay applications awaiting approval. Mr. Abboushi reported that regarding Silverleaf Phase 1 – Subdivision Construction Improvements, The Stop Work Order was lifted in April 2025, and they anticipate that the Model Home opening will occur in July/August 2025. Regarding the Wastewater Treatment Plant (WWTP) Bid Package, HR Green is preparing a Site Plan application for the WWTP site to receive the Package Plant from Waterfleet. Additional design is being prepared by the structural engineering team and wastewater engineer. The design team will need Board approval for preparing the Bid Package and seeking approval for: Advertisement of the Project for bid and open bids; and Providing the engineer with authority to recommend the contract to the bidder which is most advantageous to the District and will result in the best and most economical completion of the project. After a full discussion, and upon motion by Director Nagel, seconded by Director Hall, the following recommended pay applications, the Engineering Report, and the wastewater treatment plant bid package were unanimously approved:

**Spine & Parcel 5**

Pay Application No. 7 (\$41,920.85).

**Parcel 6 North**

Pay Application No. 6 (\$44,937.82).

**Parcel 6 South**

Pay Application No. 7 (\$24,220.96).

**Parcel 7 East**

Pay Application No. 7 (\$20,070.27).

**Parcel 7 West:**

Pay Application No. 7 (\$16,385.04).

8. The Board then deferred the discussion with regard to proposed substitution or exclusion of lands, and adopt any orders, set a possible hearing date, and authorize any publications with regard thereto. It was noted there were no action items at such time.

9. The Board then discussed the proposed addition of lands into the District. It was noted there were no action items at such time.

10. Discuss potential engagement of Crossroads Utility Services, L.L.C. ("Crossroads") as operator for the District, and authorize execution of a Professional Services Agreement, and take any necessary action with respect thereto. Mr. Dennis Hendrix reported to the Board that the contracts have been sent, everyone agrees, and the executed page is ready to sign. It was noted that operations services and billing services are getting ready to be sent out and Winstead PC will draft the Amended Rate Order. Information related to water and wastewater will be provided to Texas Commission of Environmental Quality. Texas Disposal Systems bill customer directly and the homeowners will be made aware. Aqua Water Supply Corporation will be responsible for building inspections. The builders will pay the tap fee in their application and homeowners will pay their normal utility bills. After a full discussion, and upon motion by Director Nagel, seconded by Director Azar, the Board unanimously approved the engagement of Crossroads Utility Services, L.L.C. as operator for the District, and authorize execution of a Professional Services Agreement.

11. Discuss potential engagement of Jones-Heroy & Associates, Inc. as engineer for the District, and authorize execution of an Agreement, and take any necessary action with respect thereto. It was noted Jones-Heroy & Associates, Inc. will work in tandem with HR Green Development TX, L.L.C. and will work on publications and documentation needed to make sure the District is complying.

12. Consider and approve agreement for Aqua Water Supply Corporation, and take any necessary action with respect thereto. It was noted the Board is not ready to take action at this time since a 3<sup>rd</sup> draft has not been received.

13. Consider and, if timely, adopt or amend a Service Rate Order, and any additional documents, as may be necessary, with regard thereto. It was noted the District with work with Crossroads on the Service Rate Order.

14. Consider and approve a Contract for Municipal Solid Waste Collection and Disposal Services with Texas Disposal Systems, Inc. It was noted that Texas Disposal Systems, Inc. is the only company with a landfill, which is why they will be used for the development. After a brief discussion, and upon motion by Director Hall, seconded by Director Nagel, the Board unanimously approved, pending attorney review, a Contract for Municipal Solid Waste Collection and Disposal Services with Texas Disposal Systems, Inc.

15. The Board then heard a report from the District's attorney, and Mr. Barrett noted there was nothing to report at this time.

16. Mr. Taack provided the Board with an update with regard to the District's bank account and status of director payments, and it was noted that action was needed with regard to director and vendor payments, including January-March Bookkeeper fees, all of which are presented in the Cash Activity Report attached hereto as EXHIBIT "B." Mr. Taack reported that the developer received a \$10,000.00 advance in between meetings, but asked for \$15,000.00. Mr. Taack noted the request was recent and did not make this month's report. Additionally, it was noted Director Azar's check would be voided due to missing the Board meeting. Upon motion by

Director Nagel, seconded by Director Hall, disbursement of checks as presented on the Cash Activity Report were unanimously approved.

17. Consider and, if timely, adopt Amended Order Designating Offices Outside the District. After a discussion, and upon motion by Director Nagel, seconded by Director Hall, the Board unanimously approved to adopt Amended Order Designating Offices Outside the District.

18. The Board was then reminded of the status of their annual cybersecurity training. Ms. Roy will email a link and noted the 18-minute video needs to be completed and then the Board Director's will receive a one-page certificate.

It was noted that they will start meeting regularly the 2<sup>nd</sup> of week of the month and a Resolution Establishing District's Regular Monthly Meeting Date will be added to the next agenda at the July 10<sup>th</sup> meeting. There being no further business to conduct, Director Nagel moved that the meeting be adjourned, which motion was seconded by Director Azar, and unanimously approved, and the Board adjourned until further call.

(EXECUTION PAGE FOLLOWS)

APPROVED AND ADOPTED this 10th day of July, 2025.



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John Azar, Secretary  
Board of Directors  
Wildwood Municipal Utility District

(DISTRICT SEAL)

