

MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF HAYS §

ANTHEM MUNICIPAL UTILITY DISTRICT §

The Board of Directors (the "Board") of Anthem Municipal Utility District (the "District") met in regular session, at 140 Monroe Drive, Kyle, Texas 78640, within the boundaries of the District, on Wednesday, July 9, 2025, and the roll was called of the members of the Board to-wit:

Steven Guzzo	President
Justin Saltrev	Vice President
Eric B. Storm	Secretary
Michael A. Garemkko, Jr.	Assistant Secretary
Ravi DeSantis	Assistant Secretary

All members of the Board were present at the commencement of the meeting, with the exception of Director Guzzo, who attended via teleconference, thus constituting a quorum. Also present were Mr. Andy Barrett of Barrett & Associates, PLLC, attorney for the District; Mr. Justin Cox, attorney, and Ms. Rachel Natasha Roy, paralegal, of Winstead PC; and Mr. Hank Smith and Mr. Joey Gallegos with Atwell, LLC ("Atwell"), engineers for the District; Mr. Justin Taack with Bott & Douthitt, PLLC ("Bott & Douthitt"), bookkeepers for the District; and Mr. Mario Garcia with Municipal Operations and Consulting, Inc. ("MOC"). Additionally, Mr. Clark Wilson representing Kyle 150, LP, an owner and developer of land within the District and Mr. Michael Menghini representing Aquatic Features, Inc., attended via teleconference.

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 minutes from the July 9, 2025 regular meeting were presented for review and approval. Following a motion by Director Storm, seconded by Director Saltrev and unanimously carried, said Minutes were approved subject to revisions as discussed with the Board.

3. No update given.

4. No update given.

5. The Board then reviewed the Engineer's Report regarding construction and status of the separate construction projects currently underway along with recommendations for related pay applications and change orders, as applicable. Mr. Smith noted he has one pay application for approval. Upon motion by Director Garemkko, seconded by Director Storm and unanimously carried, the Board approved the pay application noted below. Mr. Smith noted that the contract

with HDR for the work on entry the drive turn lane design and the final signal design are complete. Additionally, they are working to finalize the off-site underground utility locations based on feedback from TxDOT. After a brief discussion, and upon motion by Director DeSantis, seconded by Director Saltrev and unanimously carried, the Board approved the Engineering Report. A copy of the report is attached as Exhibit "B".

Elevated Storage Tank:

Pay Application No. 15 – (\$115,030.80).

6. With regards to the Temporary Access Agreement, Mr. Cox discussed a refundable deposit of \$5,000.00 for temporary access. Director Saltrev motioned, seconded by Director DeSantis, the Board unanimously approved the agreement pending signature of homeowners and deposit.

Director Guzzo then requested all his providers participate virtually if they cannot make the monthly Board meetings and also discussed utilizing the note taking feature on Zoom to save on costs. Mr. Cox discussed the open meeting acts laws regarding recording meetings and connections with a speaker. After a brief discussion, and upon motion by Director DeSantis, seconded by Director Saltrev, the Board unanimously approved the attorney's report.

7. The Board moved to the July 9, 2025 Accounting Report, and it was noted that action was needed by the Board related to director and vendor payments as well as one fund transfer in the amount of \$67,326.36 from the District's TexPool Operating Account to the Cadence Bank Bookkeeper's Account. Mr. Taack then reported that SiEnvironmental's invoice is still being withheld. Lastly, it was noted that taxes have been over 90% collected. Upon motion by Director Saltrev, seconded by Director Storm, the Board unanimously approved the Accounting Report and disbursement of funds, transfer and payments in accordance therewith.

8. Hear Operations Report and District updates and take any necessary action with respect thereto. Mr. Garcia reported that next month he will have an item list for the Board to review. It was also noted that the technician came out to look at the signs and to move forward with the repair. Upon motion by Director Storm, seconded by Director Saltrev, the Board unanimously approved the Operations Report

9. Hear report from Aquatic Features as to pond remediation and maintenance and take any necessary action with respect thereto. Mr. Menghini presented Pond 4A water and other issues via teleconference. Mr. Barrett then discussed attending in person to present the report. Mr. Menghini then presented a quote to the Board from a group they want to hire called Tunnel Vision Pipeline Cleaning. It was reported that once the water is sourced, then engineers or others can be directed to turn off the nearest water sources coming from the storage drain. After a full discussion, and upon motion by Director Storm, seconded by Director Saltrev, the Board unanimously approved the hiring and payment of Tunnel Vision Pipeline Cleaning.

10. The Board next reviewed a report from Sunscape Landscaping. It was noted there was a report attached to the Board meeting packet. Due to no one presenting, there was no additional update.

11. Discuss insurance coverage renewal, review proposals, and authorize any action as necessary. It was noted there will be insurance to discuss at the August Board Meeting.

12. Discuss resident concerns regarding restricted parking areas throughout the District and discuss a report from the subcommittee to address the same. Director Garemkko then presented a report to the Board regarding signage for the District. It was noted they want to find a way to control the dangers of illegal standing while kids are being dismissed from school. Sunscape will reimburse the District for damage they caused during landscaping. It was reported the Sheriff will join the August meeting to discuss different signs at the school besides the fire lane signs. Mr. Barrett suggested calling the Operator to discuss clean out value and the sidewalk. Lastly, Mr. Smith produced a map of the sign locations for the Board and public.

13. The Board then discussed and confirmed their next regular meeting date of Wednesday, August 13, 2025, and there being no further business to conduct, Director Saltrev moved that the meeting be adjourned, which motion was seconded by Director Storm and unanimously approved, and the Board adjourned until further call.

(EXECUTION PAGE FOLLOWS)

APPROVED AND ADOPTED this 13th day of August, 2025.



Asst Secretary, Board of Directors

(DISTRICT SEAL)

