

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 June 11, 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. All members participating at the time a vote was taken voted on all matters that came before the Board. Also present were Mr. Andy Barrett with Andy Barrett & Associates, PLLC, general counsel for the District, Mr. Justin Cox, attorney, with Winstead PC, bond counsel for the District, Ms. Rachel Roy, paralegal, with Winstead PC, Mr. Justin Taack with Bott and Douthitt, PLLC, the District's bookkeeping firm, Mr. Ronnie Moore with Carlson, Brigance & Doering, Inc. ("CB&D"), engineers for the District, and Mr. Cody Abshire of Si Environmental, operations firm for the District, were in attendance. Mr. Terry Howe and Grant Robinson, representing Development Solutions CW, LLC, the developer of lands within the District, were 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 May 14, 2025, regular meeting, and following a review and motion by Director Weber, seconded by Director Dell'Abate and unanimous approval, said Minutes were approved as written.

3. Mr. Howe updated the Board with regard to home construction in the District, noting there are 1,039 houses on the ground and 38 under construction. 963 are occupied, 29 are completed but vacant, and 9 models on the ground. Regarding estimated closings, 10 are expected for June, and 2 are expected for July. Suspect numbers will change, 10 will drop by June and 2 will come up for July. Additionally, Section 6 is completed, and they mowed down sunflowers where you could not see the lot. Mr. Howe spoke to Mr. Abshire about getting the streetlights up and running. Section 3D in the back has been completed. Lastly, Mr. Howe noted they are still doing landscaping along the parkway because the rain has washed out a lot of the completed work.

4. 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.

5. The Board then recognized Mr. 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 one pay application for Contract A-Elevated Storage Tank. Lastly, Mr. Moore reported that both Contract A-Elevated Storage Tank and Contract B-Ground Storage Tank are complete, documents are received and will be part of the next bond issuance. Upon motion by Director Weber, seconded by Director Dell'Abate, Contract A-Elevated Storage Tank pay application, project improvement acceptance of facilities Contract A-Elevated Storage Tank and Contract B Ground Storage Tank, and the Engineering report were unanimously approved.

Contract A-Elevated Storage Tank:
Pay Application No. 14 (\$23,325.00).

6. 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.

7. Hear report from consultants regarding proposed 2025 Utility Bond Application. It was noted that Mr. Moore is gathering documents for the application and Mr. Robinson has been reaching out to the necessary parties.

8. Mr. Taack then reviewed an Accounting Report dated May 14, 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 six fund transfers: TexPool Operating Account to Cadence Bank Bookkeeper's Account for \$85,024.60; TexPool Operating Account to Cadence Bank Operating Account for \$10,000.00; TexPool Tax Account to TexPool Operating Account for \$3,938.61; TexPool Tax Account to TexPool Debt Service Utility Account for \$2,894.61; TexPool Tax Account to TexPool Debt Service Road Account for \$6,000.00; and TexPool SR2024 Capital Project to TexPool Operating Account for \$22,680.00. Upon motion by Director Laine, seconded by Director Weber and unanimously carried, the Board approved the Accounting Report which included director and vendor payments, expenditures, and fund transfers, all as set out therein.

9. With regard to an Operations Report for the District, a copy of which is attached hereto as EXHIBIT "B", Mr. Abshire noted that there were action items at this time. Mr. Abshire asked the Board to Consider expanding the current maintenance scope behind Pelican Bay fence line. Homeowners are requesting additional maintenance to combat the inundation of rattlesnakes. Mr. Abshire would recommend expanding the buffer zone from 5 feet to potentially 25, noting that the proposal is pending Sunscapes' write up. Additionally, it would cost \$1,200.00 to get items knocked down to resolve the issue. After a brief discussion, and upon motion by Director Weber, seconded by Director Dell'Abate, the Board unanimously approved the \$1,200.00 for expanding

the current maintenance scope behind Pelican Bay fence line to combat rattlesnakes and other maintenance issues. Additionally, Mr. Abshire discussed with the Board recent activities, visiting 3 detention ponds with the pond and photo report attached to the Operations Report. A “no trespass” sign was installed on Section 3 Detention Pond. Regarding NetMS4 accounts and completed registration for TCEQ MS4 permit, they are working with JLA Engineering regarding District implementation of MS4 requirements. Lastly, it was noted that there was an issued violation to Milestone builders on Backstays Lp lot regarding overflowing trash bin. Mr. Abshire emailed and CC'd the District bookkeeper regarding the \$500 penalty. Upon motion by Director Weber, seconded by Director Dell'Abate, the Board unanimously approved \$1,00.00 to clean the space for Homeowners. Upon motion by Director Laine, seconded by Director Edwards, the Board unanimously approved the Operations Report.

10. Mr. Cox then reminded the Board as to status of their annual cybersecurity training. Mr. Cox noted the 18-minute video needs to be completed and then the Board Director's will receive a one-page certificate.

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

12. There being no further business to conduct, Director Weber moved that the meeting be adjourned, which motion was seconded by Director Dell'Abate, and unanimously approved, and the Board adjourned until further call.

(EXECUTION PAGE FOLLOWS)

APPROVED AND ADOPTED this 9th day of July 2025.



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

(DISTRICT SEAL)

