MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

CREEDMOOR MUNICIPAL UTILITY DISTRICT §

The Board of Directors (the "Board" or the "Board of Directors") of Creedmoor Municipal Utility District (also sometimes referred to herein as the "District") met in regular session, open to the public, at 7401 B. Hwy 71 West, Suite 160, Austin, Texas, at a designated office of the District outside the boundaries of the District on at 10:30 a.m. on Thursday, July 10, 2025, and the roll was called of the members of the Board to-wit:

Charles Thompson	President
Bryon Brown	Vice President
Heron Salinas	Secretary
Joe Regalado	Treasurer/Asst. Secretary
Michael DeBonis	Assistant Secretary

All members of the Board were present at the commencement of the meeting, with the exception of Director Brown. 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 of Barrett & Associates, PLLC, Ms. Rachel Natasha Roy, paralegal, of Winstead PC, Mr. Keith Young of Doucet & Associates, Inc., engineers for the District, Mr. Justin Taack, of Bott & Douthitt, PLLC ("Bott & Douthitt"), bookkeepers for the District, and Mr. Cody Abshire of Si Environmental. Additionally, Mr. Curtis Davidson and Mr. Doug Goss, representing owners and developers of land within the District, was in attendance as well.

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 acknowledged receipt of the Minutes of Meeting of the Board of Directors conducted on June 12, 2025, and following a full review and upon motion by Director Regalado, seconded by Director Thompson and unanimously carried, the Board approved such Minutes as written.

3. Mr. Davidson updated the Board as to status of development, reporting that Section 1A has a model home and 5 spec homes under construction. Section 2A is about to be paid and then Starlight will get their model home under construction. Mr. Davidson also reported that Section 1B with M/I homes is under construction. Lastly, it was noted that the same contractor, JL Gray, is working all 3 phases.

4. Mr. Young then provided the engineering report, a copy of which report is attached as EXHIBIT "A". Mr. Young noted there were action items for the Board. Action items include Creedmoor Phase 1A, pay applications #10A and #10E.; Creedmoor Phase 2A pay applications

Nos. 6, 7 and 8; Creedmoor Phase 1B pay applications #1 and #2. Mr. Young then asked the Board to approve the change orders for Creedmoor Phase 1B and Creedmoor Phase 2A. Regarding the Creedmoor Phase 1B Bid Award, Mr. Young recommended the award of bid to JL Gray Constructions in the amount of $7,042,447.75. There were 7 Bidders total and JL Gray was the lowest. Upon motion by Director Heron, seconded by Director DeBonis, the Board unanimously approved the Engineering Report, and the Creedmoor Phase 1B, Creedmoor Phase 2A, and Creedmoor Phase 1A pay applications and change orders.

Additionally, Mr. Young requested approval to authorize signing the plat showing the MUD as the owner and showing the MUD property on the plat, although it has not been deeded over. The final plats have been provided, and the Board President will need to sign the plats. After a brief discussion, and upon motion by Director Regalado, seconded by Director Thompson, the Board unanimously approved the authorization.

Mr. Young then updated the Board on recent activities and noted that Creedmoor 216 Phase 1A has completed construction, and all MUD improvements have been constructed and inspected and they are working on final closeout. Creedmoor 216 Phase 1B went to bid April 4th with the construction contract awarded to JL Gray, and construction has started. Wastewater line is laid out and waterline is underway. Mr. Young reported they are working on Creedmoor 216 Phase 1C construction drawings and Plat for the City to review and approve. Creedmoor 216 Phase 2B was approved by the City in July 2024 and are not anticipated to be bid by Starlight Homes until sometime in 2026. The proposed improvements will be similar to Phases 1 and Phase 2, and will require MUD inspections. Lastly, it was noted they are working on Creedmoor 216 Phase 3 Preliminary Plans for the City for review and approval and they are preparing a preliminary engineering report to support the upcoming bond election. After full discussion, and upon motion by Director Heron, seconded by Director Thompson, the Engineering Report was unanimously approved.

<u>Creedmoor Phase 1B:</u>
Pay Application No. 1 – ($280,711.12);
Pay Application No. 2 – ($1,248,148.90); and
Change Order No. 1 – ($17,700.00).

<u>Creedmoor Phase 1A:</u>
Pay Application No. 10A – ($640,250.88); and
Pay Application No. 10E – ($144,843.17).

<u>Creedmoor Phase 2A:</u>
Pay Application No. 6 – ($573,540.31);
Pay Application No. 7 – ($807,494.74);
Pay Application No. 8 – ($288,090.13);
Change Order No. 1 – ($57,798.50);
Change Order No. 2 – ($66,987.00); and
Change Order No. 3 – ($55,891.25).

5. 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 Creedmoor, Travis County water and wastewater service providers, or other service providers or other related matters, Mr. Barrett reminded the Board an Operator contract was signed and approved in April. It was also noted 6 tracts of land will be added. The new additions were not legislatively created. Mr. Barrett reported that two tracts of land were purchased with each tract being around 14 acres. There will be a November election since 500 lots have been added to the MUD. Mr. Young is working on the capacity of the bonds that have already been approved and what needs to still be approved. Lastly, it was noted that the November election will need to be called in August and someone needs to be living out there to vote.

6. Mr. Taack with Bott & Douthitt then discussed the Accounting Report with the Board, noting they would need the Board's approval on disbursement of checks related to the director and vendor payments as well as Bott & Douthitt's bookkeeping fee all as reflected in said Report. After a full discussion, and upon motion by Director Regalado, seconded by Director Heron, said Accounting Report and the disbursement of funds in accordance therewith and authorization to release checks to make the payments in between meetings, were unanimously approved.

7. The Board was then asked to consider proposals for solid waste collection and take any necessary action including execution of any agreements. It was noted that they need to know the changes in the sewer rates, which are defined in the Camino Real SSA tri-party agreement.

8. Consider and, if timely, adopt or amend a Rate Order, and any additional documents, as may be necessary, with regard thereto. It was noted the Rate Order was approved at the March 2025 meeting.

9. Consider and approve the Rules and Regulations for the District. It was noted that setting the Tax Rate will start and August and will be adopted in September.

10. Hear Operations Report and District updates and take any necessary action with respect thereto. Mr. Abshire reported there was a Visual inspection of the wet pond completed June 25th and landscaping maintenance, and mowing was conducted June 16th. It was noted they are monitoring community progress for MUD signage requirements. Lastly, Mr. Abshire reported that they discussed sewer rates with the developer and CMWSC, and the rate order needs to be updated and established to communicate billing needs for district reimbursement.

11. The Board then went back to item 7 and approved agreement with Texas Disposal Systems pending attorney review. Upon motion by Director Regalado, seconded by Director Thompson, the Board unanimously approved agreement with Texas Disposal Systems pending attorney review.

12. The Board confirmed their next meeting date to be Thursday, August 14, 2025.

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

APPROVED AND ADOPTED this 14th day of August, 2025.

Secretary, Board of Directors

(DISTRICT SEAL)