

MINUTES OF MEETING  
OF THE BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF HAYS §

LASALLE MUNICIPAL UTILITY DISTRICT NO. 1 §

The Board of Directors (the "Board" or the "Board of Directors") of LaSalle Municipal Utility District No. 1 (the "District") met in regular session, open to the public, at 7401 B. Hwy. 71 West, Suite 160, Austin, Texas, a designated office outside of the boundaries of the District, on Tuesday, July 8, 2025, and the roll was called of the members of the Board to-wit:

Kristi LaRue	President
Eric Willis	Vice President
Chuck Kaufman	Secretary
Douglas J. Goss	Treasurer/Asst. Secretary
John Christopher Gee	Asst. Secretary

All members of the Board were present at the commencement of the meeting with the exception of Director Willis and Director LaRue, thus constituting a quorum. The record shall reflect Director Gee and Director LaRue entered the meeting under item 3 herein. All directors present 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, attorney for the District, Ms. Rachel Natasha Roy of Winstead PC, Mr. Justin Taack of Bott & Douthitt, PLLC, the District's bookkeeper, Mr. Keith Young of Doucet & Associates, Inc., engineers for the District, Mr. Cody Abshire of Si Environmental, LLC, the District's operations firm, and Mr. Mike Schroeder of Waterstone Land Partners, Ltd., representing owners and developers of property within the District. Additionally, Mr. John Howell of The GMS Group ("GMS"), the District's financial advisor was in attendance via telephone.

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

2. The Board confirmed receipt of the minutes from the June 10, 2025, regular Board meeting, and upon motion by Director Gee, seconded by Director Kaufman, said minutes were unanimously approved.

3. Hear Financial Advisor's Report and authorize consultants to prepare any documents needed for the upcoming bond application. Mr. Howell reported that he spoke to the Jones-Heroy team regarding putting a bond application together. Lastly, it was noted that Mr. Barrett will call Jones-Heroy.

4. Mr. Young then presented to the Board the Engineer's Report, a copy of which is attached hereto as Exhibit "A". Mr. Young reported there are no pay applications or change orders this month but there was one action item to discuss and approve. Mr. Young discussed issues with

the ponds, noting the erosion problems that began with the drought last year. One problem is the ponds were to be at a constant level but Lennar never secured on how to keep those levels and areas we were not allowed to irrigate. It resulted in a meeting at the District with the contractor and they are determined to follow through with the contractor. After talking to the contractor about pricing, they determined it would cost \$9,500.00 for pond repairs by JL Gray. Mr. Young spoke with Blake Reed from Tack Development regarding fronting the amount. Mr. Reed talked to Tim Timmerman and Mike Schroeder and they agreed to front the money. After a brief discussion, and upon motion by Director Kaufman, seconded by Director Goss, the Board unanimously approved the hiring of JL Gray for \$9,500.00 to repair the pond erosion from the drought. Lastly, Mr. Young reported that Waterstone 2A Wastewater line has been finalized and accepted, and FM 110 and CR 158 Culvert construction is nearly complete with closeout and acceptance anticipated this month. Upon motion by Director Kaufman and seconded by Director Goss, the Engineer's Report, was unanimously approved.

5. Regarding a Developer's Report, Mr. Schroeder discussed the status of development within the District and noted that there is a broad slowdown in the residential market and they are forecasting an oversupply of lots. Three new builders are coming into Waterstone, and Pulte Homes is putting homes on the market. Lastly, it was reported that there is a retreat of residential homebuilders in the market and sales have slowed down.

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 next presented the Cash Activity Report, a copy of which is attached as Exhibit "B", and 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 one fund transfer: one transfer from the TexPool Operating Account to the PNC Bookkeeper's Account in the amount of \$12,695.57. Lastly, it was reported that a check was cut for 2<sup>nd</sup> Quarter payroll taxes. Upon motion by Director Gee and seconded by Director Kaufman, the Cash Activity Report and disbursement of funds, one transfer, and payments in accordance therewith were unanimously approved.

8. Mr. Abshire then discussed with the Board an Operations Report, a copy of which is attached hereto as Exhibit "C". Mr. Abshire noted there was one action item to consider at this time. Mr. Abshire asked the Board to approve landscape maintenance expansion to include Waterstone Boulevard adjacent to the drainage easements. There are now enough residents to justify keeping the area mowed. Currently, the HOA is maintaining sidewalks around the area but not getting to other residential areas. The District is using Perfect Cuts for landscape maintenance and they would remain with that company but would add onto the current scope. After a brief discussion, and upon motion by Director Kaufman, seconded by Director Goss, the Board unanimously approved landscape maintenance expansion to include Waterstone Boulevard adjacent to the drainage easements. Lastly, Mr. Abshire reported they are watching out for silt fence violations and also noted that no water is coming into the facility. After a brief discussion, and upon motion by Director Kaufman and seconded by Director Gee, the Operations Report was unanimously approved.

9. The Board confirmed the next regular meeting date would be August 12, 2025, and there being no further business to conduct, Director Kaufman moved that the meeting be adjourned, which motion was seconded by Director Goss, and unanimously approved, and the Board adjourned until further call.

(EXECUTION PAGE FOLLOWS)

APPROVED AND ADOPTED this 12th day of August, 2025.



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Chuck Kaufman, Secretary  
Board of Directors  
LaSalle Municipal Utility District No. 1

(DISTRICT SEAL)

