

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 August 13, 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 P. Edwards	Secretary
Anthony Dell'Abate	Assistant Secretary
Kathleen Kutac	Assistant Secretary

All members of the Board were present at the commencement of the meeting with the exception of Director Weber. 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 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, Mr. Cody Abshire of Si Environmental, operations firm for the District, Corey Howell with The GMS Group, L.L.C. ("GMS Group"), the District's financial advisor, and Grant Robinson, representing Development Solutions CW, LLC ("Dev Sol"), the developer of lands within the District. Additionally, Ms. Rachel Natasha Roy, paralegal, with Winstead PC, and Mr. Corey Howell of The GMS Group, the District's financial advisor, were in attendance via teleconference.

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 July 9, 2025 regular meeting. After a brief discussion, and upon motion by Director Dell'Abate, seconded by Director Kutac and unanimous approval, said revised Minutes were approved.

3. The Board was then presented with an Agreement for Contract Paralegal Services with Red River Legal Solutions, LLC, and after a full discussion, and upon motion by Director Laine, seconded by Director Edwards, the Board unanimously approved the engagement of Red River Legal Solutions, LLC, a copy of which Agreement is attached hereto as Exhibit "A".

4. The Board confirmed receipt from the Hays Central Appraisal District ("HCAD")

of the District's certified tax roll for 2025. It was noted that assessed values were certified at \$371,154,424.00. After a brief discussion, and upon motion by Director Edwards, seconded by Director Kutac, the Board unanimously approved and confirmed receipt of the District's certified tax roll for 2025

5. With regard to the financial advisor's Tax Rate Study and tax rate recommendation for 2025, Mr. Howell recommended the District publish and set a total tax rate of \$0.90 this year, with that being comprised of an Operations and Maintenance tax rate of \$0.24, a Utility Debt Service tax rate of \$0.36, and a Road Debt Service Tax Rate of \$0.30. It was noted that per the District's Truth in Taxation calculations, the above recommendations would not create any exposure to a rollback election. Mr. Howell briefly discussed issuance of the District's \$10,810,000 Series 2025 Utility Bonds as well as reported that they will be levying a tax against approximately \$373,000,000.00 of taxable value this year (up from \$310,000,000.00 the prior year). Per HCAD, \$371,000,000.00 of taxable value is presently on the certified tax roll and an additional \$2 million anticipated from the uncertified roll, and the average homestead taxable value in the District increased to \$383,266 this year from \$374,700 last year. It was also noted that every penny of tax rate means about \$37,000 of tax revenue for the District and means about \$38 of annual MUD taxes paid by the average homestead owner. Additionally, Mr. Howell reviewed key assumptions used in the Debt Service Cash Flow, and after a full discussion, and upon motion by Director Dell'Abate, seconded by Director Edwards, the Board unanimously approved the Tax Rate Study and publication of the tax rate recommendation for 2025.

6. The Board reviewed the initial draft of the proposed Operations Budget for the 9/30/26 fiscal year-end, and Mr. Taack reported that they are not adopting the Operations Budget today so they can make necessary changes. Mr. Taack discussed slight adjustments to the 2026 budget, noting total expenses are a little over \$589,000.00 which nets over \$347,000.00.

7. The Board reviewed the tax rate worksheet and proposed Notice of Tax Rate Hearing, voted on the proposed tax rate and authorized publication of final Notice and any necessary filings thereof. After a full discussion, and upon motion by Director Laine, seconded by Director Dell'Abate, the Board unanimously approved the tax rate worksheet and authorization of publication of final Notice Tax Rate.

8. Regarding the Developer report, Mr. Robinson noted that Phase 1 has 231 homes with 228 occupied and Phase 2 has 260 homes that are all occupied. It was noted that Phase 3A has 4 homes under construction, and Phase 3B has 5 under construction. Phase 4A has 117 homes, with 91 occupied, and 12 complete. Lastly, it was noted that sales have slowed.

9. The Board the discussed and considered approval of various Special Warranty Deeds (Crosswinds Phase 3A and Crosswinds Phase 3B), and upon motion by Director Dell'Abate, seconded by Director Kutac, the Board unanimously approved Special Warranty Deeds for Crosswinds Phase 3A and Phase 3B from the Developer to the District.

10. The Board was asked to approve and ratify the First Amended and Restated Temporary Construction, Maintenance and Joint Use Access Easement executed August 5, 2025 and to take any necessary action with regard thereto. After a full discussion, and upon motion by

Director Edwards, seconded by Director Laine, the Board unanimously approved to ratify the First Amended and Restated Temporary Construction, Maintenance and Joint Use Access Easement executed August 5, 2025.

11. With respect to any proposed additions of land into the District, Mr. Barrett noted there was nothing to report.

12. 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 noted there are no action items, then discussed Crosswinds Phase 3B. Mr. Moore reported that the construction is substantially complete, but the final contractor payment request has not been received for MUD approval.

13. 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 to report.

14. Regarding the proposed 2025 Utility Bond Application, it was noted that the bond application has been declared administratively complete by the Texas Commission of Environmental Quality, and that they are waiting for the agency to approve.

15. Mr. Taack then reviewed an Accounting 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 five fund transfers: TexPool Operating Account to Cadence Bank Bookkeeper's Account for \$59,478.93; TexPool Operating Account to Cadence Bank Operating Account for \$10,000.00; TexPool Tax Account to TexPool Operating Account for \$4,024.61; TexPool Tax Account to TexPool Debt Service Utility Account for \$2,987.02; and TexPool Tax Account to TexPool Debt Service Road Account for \$6,000.00. Upon motion by Director Dell'Abate, seconded by Director Kutac and unanimously carried, the Board approved the Accounting Report which included director and vendor payments, expenditures, and fund transfers, all as set out therein.

16. With regard to an Operations Report for the District, a copy of which is attached hereto as Exhibit "B", Mr. Abshire noted they visited 3 detention ponds on July 1<sup>st</sup> with the pond and photo report attached to the Operations Report. Mr. Abshire then asked the Board to approve \$9,030.00 for removal of accumulated silt from outfall of Phase 1 detention pond. Regarding violations, Mr. Abshire reported they issued erosion control measure violation to Perry Homes regarding 619 Bay Breeze. After a brief discussion, and upon motion by Director Edwards, seconded by Director Dell'Abate, the Board unanimously approved the Operations Report and \$9,030.00 for removal of accumulated silt from outfall of Phase 1 detention pond.

17. Mr. Barrett discussed with the Board the City of Kyle water and wastewater proposed rate increase, and it was noted that the City is raising water rates, but in the water and wastewater contract between the City and the District, there is specific language that states the residents can appeal such increase. Mr. Barrett noted that he is not sure what the District can do since the residents are customers of the City, but he asked the Board to provide authorization to

oppose and challenge the City rate increase. After a full discussion, and upon motion by Director Edwards, seconded by Director Dell'Abate, the Board unanimously approved the authorization to oppose and challenge the City of Kyle water rate increase.

18. The Board discuss annual renewal of District insurance and bonds, and after a brief discussion, and upon motion by Director Edwards, seconded by Director Dell'Abate, the Board unanimously approved the annual renewal of District insurance and bonds.

19. It was then confirmed that an Executive Session was not needed, and the Board scheduled their next regular meeting date of Wednesday, September 10, 2025, at the offices of CB&D.

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

(EXECUTION PAGE FOLLOWS)

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



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

(DISTRICT SEAL)

