

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, August 14, 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 DeBonis. 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. Kim Studdard of Red River Legal Solutions, LLC, Mr. Keith Young and Ms. Jen Casey 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. Doug Goss, Mr. Curtis Davidson and Mr. Eric Willis, representing owners and developers of land within the District, were in attendance. Additionally, Ms. Rachel Roy, paralegal, of Winstead PC, attended after item 11 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 Board acknowledged receipt of the Minutes of Meeting of the Board of Directors conducted on July 10, 2025, and following a full review and upon motion by Director Brown, seconded by Director Thompson and unanimously carried, the Board approved such Minutes as written.

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 Brown, seconded by Director Regalado, 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 was presented with an Agreement for Assessment and Collection Services with the Travis County Tax Assessor/Collector as relates to assessment and collection of the District's initial tax rate, and upon motion by Director Regalado, seconded by Director Brown, the Board unanimously approved the Agreement for Assessment and Collection Services with the Travis County Tax Assessor/Collector and authorized execution of said Agreement, a copy of which is attached hereto as Exhibit "B".

5. The Board was presented with an Agreement for Services of Tax Advisor from Assessments of the Southwest, Inc., and it was noted that this relates to preparation of Truth in Taxation materials that are required as part of tax rate setting process. Upon motion by Director Brown, seconded by Director Salinas, the Board unanimously approved the Agreement for Services of Tax Advisor from Assessments of the Southwest, Inc. and authorized execution of said Agreement, a copy of which is attached hereto as Exhibit "C".

6. The Board discussed authorization of a formal request to Travis Central Appraisal District for an initial District tax roll and authorized the preparation of any necessary tax rate worksheets and Notice of Tax Rate Hearing, as applicable, upon motion by Director Brown, seconded by Director Salinas, and unanimously carried.

7. Mr. Howell reviewed the Tax Rate Study and tax rate recommendation for 2025, noting this District was designated as a developing district and that Travis County Appraisal District noted a certified taxable value in the amount of \$8,862,848. The total recommended tax rate was noted as \$0.75 which would generate roughly \$65,000.00 in tax revenue for operations and maintenance. It was noted that since there are no outstanding bonds, there is no need to allocate any portion of this total tax rate to debt service at such time. Lastly, Mr. Howell noted the Board would need to authorize publication of the Notice of Tax Rate Hearing which Hearing will occur in September. After a brief discussion, and upon motion by Director Brown, seconded by Director Thompson, the Board unanimously authorized publication of Notice.

8. The Board then reviewed an initial draft of the proposed Operations Budget for the 9/30/2026 fiscal year-end, and Mr. Taack noted that with only \$9,000,000.00 in certified value, the District will likely rely on developer advances for bit longer. It was noted that the Camino Real Utility fees are reflected in the budget, but that the multifamily owner is paying a portion of those fees monthly. Lastly, it was noted that as more homes comes online, the developer advances will decrease and sewer revenue will increase. No action was taken.

9. Mr. Davidson updated the Board as to status of development, reporting that initial single family residents are expected in October of this year.

10. The Board was presented with a License Agreement with Travis County related to maintenance of the right of way, and upon motion by Director Brown, seconded by Director Regalado, the Board unanimously approved a License Agreement with Travis County and authorized execution of same.

11. Mr. Young then provided the engineering report, a copy of which report is attached as Exhibit "D". Mr. Young noted there were no pay applications or change orders this month

but that a large group would likely be presented in September. Mr. Young then requested authorization to prepare the MS4 Small Project Application and submit to TCEQ for their review and approval. Mr. Young then asked the Board to accept the Preliminary Engineering Reports for the following: Water, wastewater and drainage facilities in the amount of \$219,900,000; Roadway Facilities in the amount of \$126,800,000; and Parks Facilities in the amount of \$18,700,000. After full discussion, and upon motion by Director Brown, seconded by Director Salinas, the Engineering Report, MS4 Small Project Application, and Preliminary Engineering Reports were unanimously approved.

12. 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 requested the Board authorize three separate wastewater easements being conveyed to the District by the following entities: 5905 OLR (2.620 acres); Austin 214 (0.3599 acres); and City of Creedmoor (.4427 acres). Upon motion by Director Brown, seconded by Director Regalado, the Board unanimously approved the three separate wastewater easements, copies of which are attached hereto as Exhibit "E".

13. Mr. Taack then discussed the Accounting Report and checks with the Board. It was noted 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 Brown, seconded by Director Salinas, 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.

14. The Board was presented with an Order Approving Investment Policy and Appointing an Investment Officer, and Ms. Studdard noted that in light of the District levying their initial tax rate, and therefore, collecting tax revenue, it would likely trigger the need for the investment of District funds in accordance with the Public Funds Investment Act. Mr. Taack noted TexPool is Bott & Douthitt's preferred governmental pool account, and upon motion by Director Brown, seconded by Director Regalado, the Board unanimously approved to adopt an Order Approving Investment Policy and Appointing an Investment Officer as well as opening any investment accounts related to same.

15. The Board discussed Rules and Regulations for the District and adoption of an Order related to same as well as filing and publication of the related Notice. Ms. Studdard noted this is generally done at such time an operator is hired due to the fact that it outlines the District rules regarding erosion control and builder violations as well as procedure for enforcing said violations. After a brief discussion, and upon motion by Director Brown, seconded by Director Regalado, the Board unanimously approved the Rules and Regulations for the District and adopt Order related to same as well as filing and publication of Notice.

16. The Board was presented with a Contract for Election Services with Travis County and related Joint Election Services Agreement as well as Voting Equipment Resolution regarding their November 4, 2025 election currently underway, and after a thorough discussion, and upon motion by Director Brown, seconded by Director Regalado, the Board unanimously approved the

Contract for Election Services with Travis County and related Joint Election Services Agreement as well as Voting Equipment Resolution regarding the District's November 4, 2025 election.

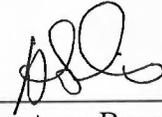
The Board was then asked to consider and adopt an Order Approving Engineering Reports and Calling Utility Bond Election, Utility Refunding Bond Election, Road Bond Election, Road Refunding Bond Election, Park and Recreational Facilities Bond Election and Park and Recreational Facilities Refunding Bond Election and authorize formal notice of such election be given as required by law. Upon motion by Director Brown, seconded by Director Regalado, the Board unanimously approved to adopt said Order Approving Engineering Reports and Calling Utility Bond Election, Utility Refunding Bond Election, Road Bond Election, Road Refunding Bond Election, Park and Recreational Facilities Bond Election and Park and Recreational Facilities Refunding Bond Election, and authorized formal notice of such election be given as required by law.

17. Mr. Abshire gave the Board an update with regard to District operations, and it was noted that two entry signs have been established. It was also noted that there is a retention pond facility, not wet pond. It was also noted that the developer directive is to get mowing maintenance expanded. Mr. Abshire asked the Board to approve a \$2,783.00 monthly increase for mowing maintenance. Upon motion by Director Brown, seconded by Director Thompson, the Board unanimously approved \$2,783.00 monthly increase for mowing maintenance.

18. The Board confirmed their next meeting date to be Thursday, September 11, 2025.

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

APPROVED AND ADOPTED this 11th day of September, 2025.



Secretary, Board of Directors

(DISTRICT SEAL)

