

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, August 12, 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 Goss, thus constituting a quorum. The record shall reflect Director Goss 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, Mr. Justin Taack of Bott & Douthitt, PLLC, the District's bookkeeper, Mr. Keith Young, Mr. Kieu Nguyen and Ms. Rita Reid of Doucet & Associates, Inc., engineers for the District, Mr. Cody Abshire of Si Environmental, LLC, the District's operations firm, and Mr. Blake Reed of Waterstone Land Partners, Ltd., representing owners and developers of property within the District. Additionally, Ms. Rachel Natasha Roy of Winstead PC, and Mr. John Howell of The GMS Group ("GMS"), the District's financial advisor, were 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 July 8, 2025 regular Board meeting, and upon motion by Director LaRue, seconded by Director Kaufman, said minutes were unanimously 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 Willis, seconded by Director Kaufman, the Board unanimously approved the engagement of Red River Legal Solutions, LLC, a copy of which Agreement is attached hereto as Exhibit "A".

4. Regarding a Developer's Report, Mr. Reed reported that everything is going well and that Lennar has begun construction on Unit E. Lastly, it was reported that Unit F will likely begin construction in two months.

5. Mr. Barrett then asked the Board to consider and approve an Amended and Restated Sale and Assignment of Agreement and authorize the execution of Acknowledgment, Agreement and Consent related to same. Mr. Barrett discussed that the Amended and Restated Sale and Assignment of Agreement has to do with Texas Infrastructure Program, and that the Agreement needs to be updated. Upon motion by Director Kaufman, seconded by Director Gee, the Board unanimously approved the Amended and Restated Sale and Assignment of Agreement and the execution of Acknowledgment, Agreement and Consent related thereto.

6. With regard to a Financial Advisor's Report and authorization for consultants to prepare any documents needed for the upcoming bond application, Mr. Howell reported they are compiling preliminary offering documents and need authorization from the Board to begin the work. It was also noted that there will be no additional cost to the District since payment is based on a contingent basis as a percentage of the par amount of the bonds once issued.

Additionally, Mr. Howell noted he'd like to get approval of a Resolution Requesting Appraisal of Property and Certificate of Estimated Appraised Value as relates to the expected need to go to Hays Count for estimated values as of August 1, 2025 or September 1, 2025 in lieu of relying solely on the January 1, 2025 certified values.

After a through discussion, and upon motion by Director Willis, seconded by Director Kaufman, the Board unanimously authorized preparation of preliminary offering documents by District consultants for the pending utility bond issue underway as well as a Resolution Requesting Appraisal of Property and Certificate of Estimated Appraised Value as of August 1, 2025 or September 1, 2025.

7. The Board confirmed receipt from the Hays Central Appraisal District ("HCAD") of the District's certified tax roll for 2025, and it was noted that the tax roll was certified at \$82,516,728.00. Mr. Howell noted the certified value is less that what was expected with mid-year projections valued at \$92,000,000.00. Mr. Howell noted he will ask Doucet to put together a schedule providing information for HCAD to address home building and discrepancy in values. After a brief discussion, and upon motion by Director Willis, seconded by Director LaRue, the Board unanimously approved and confirmed the receipt from the Hays Central Appraisal District of the District's certified tax roll for 2025.

8. The Board then reviewed the financial advisor's Tax Rate Study and tax rate recommendation for 2025, noting a \$0.95 tax rate. It was noted that said tax rate would generate sufficient revenue so the District should not need to depend on developer advances moving forward. There was a motion by Director Kaufman, seconded by Director Goss, and unanimously approved by the Board unanimously to publish the \$0.95 tax rate which is the same as the prior tax year.

9. The Board then reviewed an initial draft of the proposed Operations Budget for the 9/30/26 fiscal year-end, and Mr. Taack noted this is a working budget and will not be formally adopted until September. It was also noted that there are not a lot of changes from the previous year. Mr. Taack noted that based on the certified value of \$82,000,000.00, they would generate roughly \$770,000.00 in revenue with just under \$200,000.00 in expenses projected for the year.

Additionally, Mr. Taack discussed how they may adjust maintenance and facilities and may increase the amounts allocated for that, but the District has plenty of revenue to cover those additional District costs.

10. Mr. Young then presented to the Board the Engineer's Report, a copy of which is attached hereto as Exhibit "B". 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 asked the Board to approve an invoice for JL Gray in the amount of \$9,500.00 for the completed and accepted pond repairs. After a brief discussion, and upon motion by Director Goss, seconded by Director Gee, the Board unanimously approved the JL Gray invoice for \$9,500.00 for completed and accepted pond repairs. Mr. Young then reported that the first bond issue application for \$9,200,000.00 has been submitted to the Texas Commission of Environmental Quality for review and approval, and a copy of the application is available for review. Lastly, Mr. Young reported that FM 110 and CR 158 Culvert construction is nearly complete with closeout and acceptance anticipated later in the month. Upon motion by Director LaRue and seconded by Director Kaufman, the Engineer's Report was unanimously approved.

11. With regard to the Attorney Report's, Mr. Barrett noted that there was nothing to discuss with the Board at such time.

12. Mr. Taack next presented the Cash Activity Report, a copy of which is attached as Exhibit "C", 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 two fund transfers: one transfer from the PNC Operating Account to the TexPool Operating Account in the amount of \$130,000.00, and one transfer from the TexPool Operating Account to the PNC Bookkeeper's Account in the amount of \$17,488.82 for expenditures. Lastly, it was reported that 99% of the District taxes have been collected, and upon motion by Director Willis and seconded by Director LaRue, the Cash Activity Report and disbursement of funds, two transfers, and payments in accordance therewith were unanimously approved.

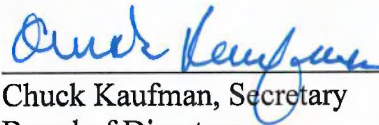
13. Mr. Abshire then discussed with the Board an Operations Report, a copy of which is attached hereto as Exhibit "D". Mr. Abshire noted that the regular landscaping maintenance of the pond area is completed with the first mow of Waterstone Boulevard drainage completed as well. It was also noted that the wet pond was serviced in July. It was reported that they checked the storm sewer inlets and drainage outfalls for silt accumulation after July rain events, concluding no major concerns at this time. Lastly, Mr. Abshire reported that Lennar is doing well and there have been no lots found out of compliance. After a brief discussion, and upon motion by Director Goss and seconded by Director Willis, the Operations Report was unanimously approved.

14. 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 LaRue, seconded by Director Kaufman, the Board unanimously approved the authorization to oppose and challenge the City of Kyle water rate increase.

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

(EXECUTION PAGE FOLLOWS)

APPROVED AND ADOPTED this 9th day of September, 2025.



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

(DISTRICT SEAL)

