

MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS

THE STATE OF TEXAS §
COUNTY OF BASTROP §
WILDWOOD MUNICIPAL UTILITY DISTRICT §

The Board of Directors (the "Board") of Wildwood Municipal Utility District (also sometimes referred to herein as the "District") met in special session, open to the public, at 4201 W Parmer Lane, Building C, Suite 100, Austin, Texas 78727, at a designated office of the District on August 14, 2025 at 12:15 p.m., and the roll was called of the members of the Board to-wit:

Billy Wayne (Trey) Newby III	President
Hudson Hall	Vice President
John Azar	Secretary
Fred Nagel	Treasurer/Assistant Secretary
Suzan Leigh Randall	Assistant Secretary

All members of the Board were present in person at the commencement of the meeting, with the exception Director Hall and Director Newby. All directors present in person 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, Ms. Kim Studdard of Red River Legal Solutions, LLC, Mr. David Smalling with Baird, the District's financial advisor, Mr. Justin Taack with Bott & Douthitt, PLLC, bookkeepers for the District, Ms. Mackenzie Scales with Crossroads Utility Services, L.L.C., and Mr. Faris Abboushi of HR Green Development TX, LLC, engineers for the District. Additionally, Ms. Victoria Haynes and Mr. Ken Heroy, with Jones-Heroy, special engineers for the District as relates to bond matters, were in attendance. Ms. Rachel Roy, paralegal, of Winstead PC, attended via teleconference.

1. The meeting was called to order, and evidence was presented that public notice of such meeting had been given as required by law.

2. The Board acknowledged receipt of the minutes of the meeting of the Board of Directors conducted on July 10, 2025, and following a full review and upon motion by Director Nagel, seconded by Director Randall 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 Randall, seconded by Director Nagel, 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 a Resolution to Appoint Bastrop County Tax Assessor-Collector to Assess and Collect Property Taxes, and after a brief discussion and upon motion by Director Nagel, seconded by Director Randall, the Board unanimously approved a Resolution to Appoint Bastrop County Tax Assessor-Collector to Assess and Collect Property Taxes on behalf of the District.

5. Mr. Barrett then discussed with the Board an Agreement for Services of Tax Advisor from Assessments of the Southwest, Inc., noting ASW is typically engaged to assist primarily with Truth in Taxation Worksheets required by fairly recent changes to the law. After a brief discussion and upon motion by Director Azar, seconded by Director Nagel, the Board unanimously approved an Agreement for Services of Tax Advisor from Assessments of the Southwest, Inc. and authorized execution of said Agreement.

6. The Board discussed authorization for a formal request to the Bastrop Central Appraisal District for an initial District tax roll and authorized the preparation of any necessary tax rate worksheets and proposed Notice of Tax Rate Hearing, as applicable. After a brief discussion and upon motion by Director Nagel, seconded by Director Randall, the Board unanimously authorized a request to Bastrop Central Appraisal District for an initial District tax roll, and authorize the preparation of any necessary tax rate worksheets and proposed Notice of Tax Rate Hearing, as applicable.

7. Mr. Smalling reviewed the financial advisor's Tax Rate Study and tax rate recommendation for 2025, noting the District was designated as a developing district and that Bastrop County Appraisal District noted a certified taxable value in the amount of \$2,168,702 with an additional \$2,896,033 in uncertified value currently under review. The total recommended tax rate was noted as \$1.20 which is the maximum rate allowed by law in Bastrop County, and such tax revenue would be used strictly for operations and maintenance since there are no outstanding bonds at this time. Lastly, Mr. Smalling noted the tax rate setting process occurs in two steps with the actual adoption of said tax rate occurring in September. Additionally, it was noted that the tax rate could be decreased before hearing in September. After a brief discussion and upon motion by Director Randall, seconded by Director Nagel, the Board unanimously approved the financial advisor's Tax Rate Study and tax rate recommendation for 2025.

8. The Board reviewed an initial draft of the proposed Operations Budget for the 9/30/2026 fiscal year-end, and Mr. Taack noted that with roughly \$5,000,000.00 in certified value, the District will likely need to rely on developer advances for a bit longer. No action was taken.

9. With regard to a developer's report, there were no developer representatives present.

10. Regarding any Waivers of Special Appraisal on property within the District, Mr. Barrett reported there was nothing needed.

11. Mr. Heroy then presented the Board with an Engineering Report, and noted they are still in the transition phase and working through construction contracts and pay applications. There was no action needed at such time.

12. With regard to any District boundary changes, Mr. Barrett noted there were no action items at such time.

13. A representative from Crossroads presented an Operations Report and noted there are no active connections at such time, and as is such, no action is needed. Lastly, it was noted that comments to the Rate Order were provided by a representative of Crossroads to the District's counsel so that items should be finalized by the September meeting.

14. Mr. Barrett discussed with the Board an Agreement with Aqua Water Supply Corporation, and it was noted that this agreement is intended to cover Phase 2 of the project and is effectively the same form agreement that was approved for Phase 1. After a brief discussion and upon motion by Director Nagel, seconded by Director Randall, the Board unanimously approved an Agreement with Aqua Water Supply Corporation.

15. Regarding finalization of the Rate Order, it was noted that the Rate Order was approved the prior month.

16. There being no items to discuss under the attorney's report, the Board proceeded on with the agenda.

17. Mr. Taack provided the Board with an update with regard to the District's bank account and status of director payments, and it was noted that action was needed with regard to director and vendor payments, as well as an invoice from Matt Kutac, the attorney who drafted the wastewater agreement, all of which are presented in the Cash Activity Report attached hereto as Exhibit "B". Additionally, it was noted Director Newby and Director Hall checks would be voiced in light of their absence that day. Upon motion by Director Randall, seconded by Director Azar, disbursement of checks as presented on the Cash Activity Report were unanimously approved.

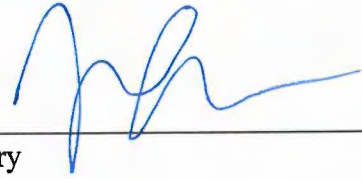
Ms. Studdard then reported that in light of District levying their initial tax rate, and therefore, collecting tax revenue, it would likely trigger the need for investment of District funds in accordance with the Public Funds Investment Act. Mr. Taack noted TexPool is the current governmental pool account used by Bott & Douthitt. The Board was then asked to Adopt Order Adopting Investment Policy and Approving Opening of Investment Account. After a brief discussion and upon motion by Director Randall, seconded by Director Azar, the Board unanimously approved the Order Adopting Investment Policy and Approving Opening of Investment Account.

18. The Board discussed Rules and Regulations for the District and adoption of an Order related to same, and Mr. Barrett noted these items could be finalized between meetings and discussed in September.

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

(EXECUTION PAGE FOLLOWS)

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



John Azar, Secretary
Board of Directors
Wildwood Municipal Utility District

(DISTRICT SEAL)

