

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 regular 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 October 9, 2025, 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 of 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. 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, Inc., engineers for the District. Additionally, Mr. Ken Heroy, with Jones-Heroy, special engineers for the District as relates to bond matters, was in attendance.

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 September 11, 2025, and following a full review and upon motion by Director Randall, seconded by Director Azar and unanimously carried, the Board approved such minutes as written.

3. With regard to a developer's report, it was noted that there were no additional updates.

4. Mr. Heroy then presented the Board with an Engineering Report, a copy of which is attached hereto as **EXHIBIT "A"**, and asked the Board to accept the project and release of retainage in the amount of \$124,363.69 for SH 71 at Berdoll Loop. Mr. Barrett noted an engineer concurrence letter is needed. Upon motion by Director Hall, seconded by Director Randall, the

Board approved the project and release of retainage in the amount of \$124,363.69 for SH 71 at Berdoll Loop pending receipt of the Engineer's Concurrence Letter.

After a thorough discussion, and upon motion by Director Randall, seconded by Director Azar, the Board approved the Engineering Report and all pay applications and change orders noted therein and below:

Spine "A" & Parcel 5

Pay Application No. 11 (\$409,574.6);
Change Order No. 6 (\$20,693.49); and
Change Order No. 7 (\$3,205.40).

Parcel 6 North

Pay Application No. 10 (\$271,363.56).

Parcel 6 South

Pay Application No. 11 (\$298,188.88); and
Change Order No. 4 (\$18,522.50).

Parcel 7 East

Pay Application No. 12 (\$125,118.48).

Parcel 7 West:

Pay Application No. 12 (\$60,517.12); and
Change Order No. 4 (\$-7,003.17).

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

6. Mr. Barrett noted the Phase 2 Water Agreement may not have been signed by the Developer and returned to Aqua WSC under deadlines in the Agreement.

7. Ms. Studdard discussed with the Board an Amended District Information Form to reflect the current tax rate, and after a brief discussion, and upon motion by Director Nagal, seconded by Director Randall, the Board approved an Amended District Information Form and filing of same with Bastrop County and with the Texas Commission on Environmental Quality.

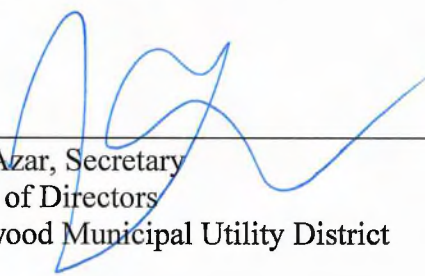
8. Mr. Taack provided the Board with an update on the District's account activity, and it was noted that action was needed with regard to director and vendor payments, all of which are presented in the Cash Activity Report attached hereto as **EXHIBIT "B"**. Upon motion by Director Hall, seconded by Director Azar, disbursement of checks as presented on the Cash Activity Report were unanimously approved.

9. The Board then heard an Operations Report and District updates, Ms. Scales reported there are no active connections, but that they are prepared for connections once those come online. It was noted they provided the developer with a pump and haul provider, and

regarding the TCEQ signs, it was noted that one was installed with the other being held until construction in the area is complete. Lastly, it was noted that Taylor Morrison Homes anticipates their model being open by October 29th. Upon motion by Director Randall, seconded by Hall, the Operations Report was unanimously approved.

10. The Board noted their next scheduled meeting date as Thursday, November 13th, and there being no further business to conduct, Director Randall moved that the meeting be adjourned, which motion was seconded by Director Azar, and unanimously approved, and the Board adjourned until further call.

APPROVED AND ADOPTED this 13th day of November, 2025.



John Azar, Secretary
Board of Directors
Wildwood Municipal Utility District

(DISTRICT SEAL)

