

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 September 11, 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 Randall 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. Xavier Garza 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. Mr. Wyatt Henderson, representing owners and developers within the District, attended the meeting via telephone.

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 August 14, 2025, and following a full review and upon motion by Director Hall, seconded by Director Nagel and unanimously carried, the Board approved such minutes as written.

3. The Board reviewed the formal Notice of Public Hearing on Tax Rate that had been published as well as posted on the Bastrop County website as well as the District's website, as required by law, and called the hearing to order in accordance with such Notice and upon motion by Director Nagel, seconded by Director Azar and unanimously carried. Mr. Baird noted the tax rate will be \$1.00 total, all for operations and maintenance. Upon motion by Director Azar, seconded by Director Hall and unanimously carried, the hearing was adjourned.

4. Mr. Taack then discussed the proposed Operating Budget for the upcoming fiscal year of October 1, 2025 to September 30, 2026, as prepared by Bott & Douthitt. Mr. Taack noted the budget needs to be modified to reflect an increase in per diem to cover 12 months. Following a thorough review and discussion, upon motion by Director Nagel, seconded by Director Hall and unanimously carried, the Board adopted a Resolution Adopting Operations Budget, a copy of which is attached hereto as **EXHIBIT "A"**.

5. Following the approval of the District's operating budget and debt service budget for the District's upcoming fiscal year, the Board reviewed a proposed Order Setting Tax Rates for 2025, and it was noted that such 2025 rate would cover operations and maintenance during the District's fiscal year of October 1, 2025 through September 30, 2026, and that taxes would begin being levied upon adoption of said Order and due by January 31, 2026. Following a full discussion and motion by Director Nagel, seconded by Director Azar and unanimously carried, the Board approved said Order Setting Tax Rates for 2025, a copy of which is attached hereto as **EXHIBIT "B"**.

6. With regard to a developer's report, it was noted that they are still moving forward with finalizing Phase 1. Mr. Henderson posted fiscal and completed model lots. It was noted that two lots were sold to Taylor Morrison and are under construction. It was noted that one lot was sold to Drees and that they are about to begin construction and that Saratoga will be taking lots down soon. It was noted that dedication of the elementary school site wis underway, and that water and wastewater negotiations are still underway.

7. Mr. Heroy then presented the Board with an Engineering Report, a copy of which is attached hereto as **EXHIBIT "C"**, and noted they have reviewed all of the construction documents, pay applications and change orders for Phase 1, which includes various parcels as well as spine roads, all as noted in said Engineering Report, and that all are in order, and therefore, Mr. Heroy recommended approval of all pay applications and change orders noted therein as well as acceptance of said Phase 1 improvements. After a thorough discussion, and upon motion by Director Azar, seconded by Director Hall, the Board approved the Engineering Report and all pay application, change orders and acceptance of Phase 1 improvements noted therein.

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

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

10. Mr. Barrett discussed with the Board an Agreement with Aqua Water Supply Corporation, and noted there were no action items at such time.

11. Mr. Taack provided the Board with an update on the District's account activity and status of director and vendor payments, 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 "C"**. Additionally, it was noted that Director Randall and Director Newby's

checks would be voiced in light of their absence that day, and upon motion by Director Nagel, seconded by Director Hall, disbursement of checks as presented on the Cash Activity Report were unanimously approved.

12. The Board then heard an Operations Report and District updates, and a representative from Crossroads noted that she will look into temporary construction meters for the builder lots but will need addresses. It was also noted that completion of the MS4 permit application is underway.

13. Mr. Barrett discussed with the Board a previously-approved Rate Order, and it was noted that final items were included, and as is such, District consultants deem it timely to ratify and approve the final version. Upon motion by Director Azar, seconded by Director Hall, the Board unanimously ratified and approved a Rate Order.

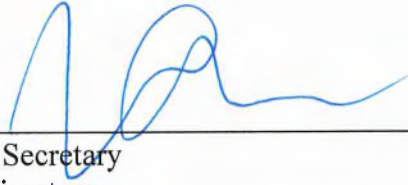
14. The Board was presented with an Order Adopting Rules and Regulations for the District with regard to erosion control measures and potential builder violations, and after a full discussion, and upon motion by Director Nagel, seconded by Director Azar, the Board unanimously approved an Order Adopting Rules and Regulations for the District and publication of Notice.

15. It was noted that the required TCEQ entry signs have been placed by the District operator.

16. The Board noted their next scheduled meeting date as Thursday, October 9th, and there being no further business to conduct, Director Hall moved that the meeting be adjourned, which motion was seconded by Director Azar, and unanimously approved, and the Board adjourned until further call.

(EXECUTION PAGE FOLLOWS)

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



John Azar, Secretary
Board of Directors
Wildwood Municipal Utility District

(DISTRICT SEAL)

