

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, November 13, 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 Brown. 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. Maya Rai of Winstead PC, Bond Counsel for the District, Ms. Kim Studdard of Red River Legal Solutions, LLC, Mr. Keith Young and Mr. Hieu Nguyen 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. Mr. Eric Willis, representing owners and developers of land within the District, was in attendance. Crystal Horn with McGrath and Co., PLLC ("McGrath"), the District's auditor, was in attendance 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 October 9, 2025, and following a full review and upon motion by Director Regalado, seconded by Director Thompson and unanimously carried, the Board approved such Minutes as written.

3. The Board then reviewed the election results from the November 4, 2025 election and took any necessary steps to confirm such results. The Board proceeded to adopt the Order Declaring Results and Canvassing the 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 the filing

of such Order with the Travis County Real Property Records (“Travis County”) and the Texas Commission on Environmental Quality (“TCEQ”). Following a full review, and upon motion by Director Thompson, seconded by Director Salinas, the Board approved any further action as necessary with regard to the canvassing of the election results.

4. The Board was then presented a copy of an Amended District Information, whereupon a revised District map and boundaries of the District were included. Following a motion by Director DeBonis, seconded by Director Regalado and unanimously carried, the Board approved and executed said ADIF and authorized its filing in the Real Property Records of Travis County and with the TCEQ.

5. Mr. Willis updated the Board on current development activity within the District and discussed the number of houses purchased, the number of vacant lots, and the status of homes currently under construction. The Board received the update and noted the ongoing development progress within the District.

6. Mr. Young then provided the engineering report, a copy of which report is attached as **EXHIBIT "D"**. Mr. Young noted there was one pay application and one change order needing approval. Mr. Young then requested approval of Creedmoor Phase 1B Pay Application No. 6 in the amount of \$778,526.82 and Change Order #4 in the amount of \$6,950.00 for mailbox sidewalk and zones. Regarding Phase 3, Mr. Young reported that the second submittal of construction plans was made to the City on Nov 5, 2025 and the MUD comments were received Oct 15, 2025, and plans were resubmitted on Nov 6, 2025. Mr. Young noted that Phase 1C revised plans are in review with Energy Transfer for no objection with the gas pipeline for the stormwater drainage design. Additionally, Phase 1C revised plans will be resubmitted to City of Creedmoor for re-approval after pipeline acceptance. After a full discussion, and upon motion by Director Thompson, seconded by Director Salinas, the Engineering Report as well as the Pay Application noted below were unanimously approved.

Creedmoor Phase 1B:

Pay Application No. 6 – (\$778,526.82); and  
Change Order No. 4 – (\$6,950.00).

7. 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 had nothing to report.

8. 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 Thompson, 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.

9. Mr. Abshire gave the Board an update with regard to District operations, and it was noted there were no action items for the Board that day. With regard to the pond, it was noted that visual inspection of the wet pond was completed on 10/08/25. It was also noted that landscape maintenance and mowing were completed for the month of October. Additionally, Mr. Abshire noted there were no violations documented in the month of October.

11. The Board confirmed their next meeting date to be Thursday, December 11, 2025, and there being no further business to conduct, Director Regalado moved that the meeting be adjourned, which motion was seconded by Director Salinas, and unanimously approved, and the Board adjourned until further call.

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



Secretary, Board of Directors

(DISTRICT SEAL)

