

MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF HAYS §

CROSSWINDS MUNICIPAL UTILITY DISTRICT §

The Board of Directors (the "Board" or "Board of Directors") of Crosswinds Municipal Utility District (the "District") met in regular session, open to the public, on November 12, 2025, at 5701 West William Cannon Drive, Austin, Texas, an office of the District outside the boundaries of the District, and the roll was called of the members of the Board to-wit:

Amy Laine	President
Lee Weber	Vice President
Elizabeth P. Edwards	Secretary
Anthony Dell'Abate	Assistant Secretary
Kathleen Kutac	Assistant Secretary

All members of the Board were present at the commencement of the meeting. 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 with Andy Barrett & Associates, PLLC, general counsel for the District, Ms. Maya Rai, paralegal, of Winstead PC, bond counsel for the District, Mr. Justin Taack with Bott and Douthitt, PLLC, the District's bookkeeping firm, Mr. Ronnie Moore with Carlson, Brigrance & Doering, Inc. ("CB&D"), engineers for the District, Mr. Cody Abshire of Si Environmental, operations firm for the District, and Mr. Eric Willis, representing Development Solutions CW, LLC ("Dev Sol"), the developer of lands within the District. Additionally, Crystal Horn with McGrath and Co., PLLC ("McGrath"), the District's auditor, and whom both attended the meeting via teleconference.

1. The Board called for public communications and comments. Hearing none, the Board continued on to the next item of business.

2. The Board acknowledged receipt of a copy of the Minutes of the Board's October 8, 2025 regular meeting. After a brief discussion, and upon motion by Director Lane, seconded by Director Kutac and unanimous approval, said revised Minutes were approved.

3. Crystal Horn then presented the Board with an Agreed Upon Procedures Report ("AUP Report") in connection with developer reimbursements upon closing of the District's \$10,810,000 Unlimited Tax Utility Bonds, Series 2025 ("2025 Tax Utility Bonds"). It was noted the total reimbursement amount to be paid from the 2025 Tax Bonds would be roughly \$7,420,951.30 before interest, and \$9,194,710.64 after interest. Upon motion by Director Weber, seconded by Director Kutac, the Board unanimously approved the AUP Report as well as the related Representations Letters presented in connection therewith.

4. Regarding the Developer report, Mr. Willis noted there were 8 homes sold last month, and 6 homes closed this month. Regarding Phase 6A, 54 homes are occupied and 2 are under construction. Additionally, it was noted that Phase 1 has 2 model homes and 229 occupied homes; Phase 2 has 260 occupied homes and 3 under construction; Phase 3B has 5 finished homes; and Phase 4A has 99 occupied homes and 16 complete but vacant homes.

5. With respect to any proposed additions of land into the District, Mr. Barrett noted that Mr. Grant Robinson is talking with the City of Kyle.

6. The Board then recognized Mr. Moore with CB&D who referred the Board to CB&D's Engineering Report for the current meeting. Mr. Moore noted there were action items for Crosswinds Phase 3B. Mr. Moore reported that the project construction is complete and all construction closeout documents have been received. Mr. Moore then asked the Board to approve Phase 3B project improvements. Lastly, Mr. Barrett asked to get the contractors pay stubs. Upon motion by Director Edwards, seconded by Director Dell'Abate, the Board unanimously approved the Phase 3B project improvements, and the Engineering Report.

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 Kyle or other related matters, Mr. Barrett had nothing to discuss at this time.

8. Mr. Taack then reviewed an Accounting Report, including receipts and expenditures, a summary of action items as relate to director and vendor payments and fund transfers, as reflected therein. Mr. Taack asked for approval of director and vendor payments as well as two fund transfers: TexPool Operating Account to Cadence Bank Bookkeeper's Account for \$47,128.28 and TexPool Operating Account to Cadence Bank Operating Account for \$20,000.00. Upon motion by Director Dell'Abate, seconded by Director Edwards and unanimously carried, the Board approved the Accounting Report which included director and vendor payments, expenditures, and fund transfers, all as set out therein.

9. The Board was presented with the Resolution Acknowledging Annual Review of Investment Policy and Investment Strategies. After a discussion and upon motion by Director Edwards, seconded by Director Kutac, the Board unanimously approved the Resolution Acknowledging Annual Review of Investment Policy and Investment Strategies

10. With regard to an Operations Report for the District, Mr. Abshire asked the Board to approve \$12,300.00 for the repair and jetting of the culvert. Mr. Abshire reported that the drainage swale is holding water at the intersection of Backstays Loop and Crosswinds Parkway and there needs to be 130 linear feet of sediment removal and cleanup. After a brief discussion, and upon motion by Director Weber, seconded by Director Dell'Abate, the Board unanimously approved the Operations Report and \$12,300.00 for the repair and jetting of the culvert.

11. It was then confirmed that an Executive Session was not needed, and the Board scheduled their next regular meeting date of Wednesday, December 10, 2025, at the offices of

CB&D.

12. There being no further business to conduct, Director Edwards moved that the meeting be adjourned, which motion was seconded by Director Dell'Abate, and unanimously approved, and the Board adjourned until further call.

(EXECUTION PAGE FOLLOWS)

APPROVED AND ADOPTED this 10th day of December, 2025.



Elizabeth P. Edwards, Secretary
Board of Directors
Crosswinds Municipal Utility District

(DISTRICT SEAL)

