

MINUTES OF MEETING
OF THE BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF HAYS §

LASALLE MUNICIPAL UTILITY DISTRICT NO. 2 §

The Board of Directors (the "Board") of LaSalle Municipal Utility District No. 2 (sometimes referred to herein as the "District") met in special session, at 12:30 p.m. on Tuesday, September 9, 2025, at Doucet & Associates, 7401 B. Hwy. 71 West, Suite 160, Austin, Texas 78735, and the roll was called of the members of the Board of Directors (herein referred to as the "Board") to-wit:

Kevin L. Bales	President
Chris Synan	Vice President
Brandon Wunsch	Secretary
Mark S. Baldwin	Treasurer/Assistant Secretary
Douglas Jay Dwyer	Assistant Secretary

All members of the Board were present at the commencement of the meeting, with the exception of Director Synan and Director Bales, thus constituting a quorum. All directors present at the time the vote was taken voted on all items that came before the Board. Also present were Mr. Andy Barrett of Barrett & Associates, PLLC ("Barrett & Associates"), attorney for the District; Ms. Kimberly Studdard, paralegal for the district, with Red River Legal Solutions, LLC, Mr. Keith Young of Doucet & Associates, Inc. ("Doucet & Associates"), engineers for the District; Mr. Tyler Douthitt with Bott & Douthitt, PLLC ("Bott & Douthitt"), bookkeepers for the District; and Mr. Cody Abshire of Si Environmental, LLC, the District's operations firm.

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 confirmed receipt of the minutes from the Board's August 12, 2025 Board meeting. Following a review of such minutes and motion by Director Wunsch, seconded by Director Baldwin, and unanimously carried, said minutes were approved 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 Hays 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 Baldwin, seconded by Director Wunsch and unanimously carried. Mr. Howell noted the tax rate will be \$0.95 total for operations and maintenance only because there is no outstanding debt. Upon motion by Director Baldwin, seconded by Director Wunsch and unanimously carried, the hearing was adjourned.

4. Mr. Douthitt discussed the proposed Operating Budget for the upcoming fiscal year of October 1, 2025 to September 30, 2026, as prepared by Bott & Douthitt. Mr. Douthitt noted there were no changes to the budget which was presented at the prior month's meeting. It was noted that the District should result in a \$11,000.00 surplus. Following a thorough review and discussion, upon motion by Director Dwyer, seconded by Director Baldwin 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 for the upcoming fiscal year, the Board reviewed a proposed Order Setting Tax Rate 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 Wunsch, seconded by Director Baldwin and unanimously carried, the Board approved said Order Setting Tax Rate for 2025, a copy of which is attached hereto as **EXHIBIT "B"**.

6. There being no developer present, the Board proceeded with the agenda.

7. The Board discussed a Memorandum of Understanding, for a lift station and wastewater line infrastructure improvements. It was noted that the costs of said improvements would be divided amongst all 5 districts, including operations and maintenance. After a discussion, and upon motion by Director Wunsch, seconded by Director Dwyer, the Board unanimously approved and ratified a Memorandum of Understanding, related to a Cost Sharing Agreement between the District and LaSalle MUD 1, LaSalle MUD 3, LaSalle MUD 4 and LaSalle MUD 5.

8. Mr. Young then presented the Engineer's Report and noted that there are action items for County Road 158. Mr. Young asked the Board to authorize four pay applications for County Road 158. After a brief discussion, and upon motion by Director Wunsch, seconded by Director Dwyer, the Board unanimously approved the four applications listed below. Mr. Young then asked the Board to approve Waterstone units 1B and D and will send the letters to Ms. Studdard. Waterstone Unit E is preparing for construction, to which Mr. Young recommended awarding the contract to Lowden Excavating, LLC for construction of infrastructure improvements for Waterstone Unit E. The total amount of the contract is \$4,946,646.70. Mr. Young requested the Board to authorize notice to proceed for construction of Waterstone Unit E and to approve two pay applications for Waterstone Unit E. After a brief discussion, and upon motion by Director Wunsch, seconded by Director Baldwin, the Board unanimously approved and awarded the contract to Lowden Excavating, LLC and the two pay applications listed below.

County Road 158 Construction:

Pay Application No. 5 (\$710,810.50);
Pay Application No. 6 (\$172,866.84);
Pay Application No. 7 (\$556,794.68); and
Pay Application No. 8 (\$434,908.17).

Waterstone Unit E:

Pay Application No. 1 (\$74,987.36); and
Pay Application No. 2 (\$202,425.27).

9. With regard to the Attorney Report's, Mr. Barrett noted that there was nothing to discuss with the Board at such time.

10. Mr. Douthitt then presented the Board with a Cash Activity Report, he requested the Board's approval on disbursement of funds related to director and vendor payments and one fund transfer from the TexPool Operating Account to the PNC Bookkeeper's Account in the amount of \$3,679.77 (expenditures). Upon motion by Director Baldwin and seconded by Director Dwyer, the Cash Activity Report and disbursement of funds, vendor payments, and one fund transfer in accordance therewith were unanimously approved. A copy of the Cash Activity Report is attached as **Exhibit "C"**.

11. Mr. Abshire then discussed with the Board an Operations Report, a copy of which is attached hereto as **Exhibit "D"**. Mr. Abshire reported there are no action items for the Board. Mr. Abshire reported that visual inspection of wet ponds was completed on 8/14/25 and will continue to monitor the inlet. Mr. Abshire noted that they requested construction plans to review from Liberty Civil regarding a problematic tie-in. Mr. Abshire reported they installed the MUD signage to indicate District Boundaries. Lastly, it was noted that no lots were found out of compliance in the month of July. After a brief discussion, and upon motion by Director Wunsch and seconded by Director Dwyer, the Operations Report was unanimously approved.

12. The District's next meeting date was tentatively scheduled for Tuesday, November 11, at 12:30 p.m., and every other month at the same date and time until further notice.

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

(EXECUTION PAGE FOLLOWS)

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



Secretary, Board of Directors
LaSalle Municipal Utility District No. 2

(DISTRICT SEAL)

