

MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF HAYS §

ANTHEM MUNICIPAL UTILITY DISTRICT §

The Board of Directors (the "Board") of Anthem Municipal Utility District (the "District") met in regular session at 140 Monroe Drive, Kyle, Texas 78640 within the boundaries of the District on Wednesday, December 10, 2025, and the roll was called of the members of the Board to-wit:

Steven Guzzo	President
Justin Saltrev	Vice President
Eric B. Storm	Secretary
Michael A. Garemko, Jr.	Assistant Secretary
Ravi DeSantis	Assistant Secretary

All members of the Board were present at the commencement of the meeting. Also present were Mr. Andy Barrett of Barrett & Associates, PLLC, and Mr. Justin Cox of Winstead PC, attorneys for the District, Ms. Maya Rai of Winstead PC, Ms. Kathleen Smith, with HDR Engineering, Inc. Mr. Mario Garcia with Municipal Operations & Consulting, Inc. ("MOC"), the District's operations firm, and Mr. Justin Taack with Bott & Douthitt, PLLC ("Bott & Douthitt"), bookkeepers for the District. Additionally, Mr. Clark Wilson, a developer within the District, Mr. Nathan Neese with C3 Development LLC, Greg Aldord with Sunscape Landscape, Mr. Hank Smith and David Fusillier from Atwell LLC, Mr. David Patterson from Assessments of the Southwest, Inc. and Mr. Corey Howell from The GMS Group, L.L.C ("GMS Group"), the District's financial advisor, who were in attendance via teleconference.

1. The Board called for public communications and comments, and there being none, the Board proceeded on with the agenda.
2. The minutes from the November 12, 2025 regular meeting were presented for review and approval. Following a motion by Director Storm, seconded by Director DeSantis and unanimously carried, said Minutes were approved.
3. The Board recognized Corey Howell with GMS Group who reviewed the two (2) bids received for the District's \$10,260,000 Unlimited Tax Utility Bonds, Series 2026 (the "Series 2026 Utility Bonds"), as reflected in the Parity Bid Results attached hereto as EXHIBIT "A". Mr. Howell informed the Board that the lowest bid has been verified and was from SAMCO Capital Markets ("SAMCO), with a net effective interest rate of 4.625321%. It was noted that there was compression on all bids as well as against the bids

received for a similar district the prior day which indicates good market pricing for the Series 2026 Utility Bonds. It was noted that with approximately \$223.6 million in estimated value, the Series 2026 Utility Bonds can be issued without jeopardizing the current total tax rate. Following a full discussion and upon motion by Director Storm, seconded by Director Guzzo and unanimously carried, the Board awarded the sale to SAMCO. A copy of the winning bid is attached hereto as **EXHIBIT “B”**.

4. Justin Cox from Winstead next reviewed the contents of an Order Authorizing the Issuance of the \$10,260,000 Anthem Municipal Utility District Unlimited Tax Utility Bonds, Series 2026; Prescribing the Terms and Provisions thereof; Making Provision for the Payment of the Interest thereon; Authorizing the Sale thereof; Entering into Paying Agent / Registrar Agreement; Approving an Official Statement; and Containing other Provisions Relating to the Subject (“Bond Order”). Following a full review and discussion of such Bond Order, and upon motion by Director Guzzo, seconded by Director Storm and unanimously carried, the Board approved and authorized the execution of said Bond Order. In addition, and upon motion by Director Guzzo, seconded by Director Storm, and unanimously carried, the Board approved a General and No-Litigation Certificate and all additional bond-related certificates, affidavits, and instruments required by the Texas Attorney General or other governmental agencies in connection with Sale of the Series 2026 Utility Bonds.

5. Upon motion by Director Guzzo, seconded by Director Saltrev and unanimously carried, the Board approved and authorized the printing of the Final Official Statement in connection with the issuance of the Series 2026 Utility Bonds.

6. Upon motion by Director Storm, seconded by Director DeSantis and unanimously carried, the Board approved and authorized filing and processing of the Transcript of Proceedings of the Series 2026 Utility Bonds with the Attorney General and subsequent registration of the Series 2026 Utility Bonds with the State Comptroller, and such actions as are otherwise necessary in connection with the closing of the Sale of the Series 2026 Utility Bonds.

7. With respect to the Tax Assessor/Collector’s Report, Mr. David Patterson of Assessments of the Southwest, Inc. presented the report and advised the Board that the City of Kyle had made an error by including Anthem Municipal Utility District on a 2026 tax value bill, and that the statement has been issued. Mr. Cox advised that the taxes are due on January 31. Mr. Patterson further advised that the District is expected to receive a refund as a result of the error. Upon motion by Director Storm and seconded by Director Garemko, the Board unanimously approved the Tax Assessor/Collector’s Report.

8. With respect to the Developer’s Report, the Board was advised that the Developer has received the **first reimbursement**. Upon motion by Director Guzzo and seconded by Director Saltrev, the Board unanimously approved the Developer’s Report.

9. With respect to the Engineering Report, Ms. Kathleen Smith, a representative of HDR Engineering, and Mr. Hank Smith, the District’s Engineer, presented updates to the Board. Ms. Smith of HDR Engineering discussed the results of a traffic study and advised that proposed left- and right-turn signage and traffic control measures in Texas require approval by the

appropriate authorities. Ms. Smith further advised that HDR Engineering has assigned a new engineer to assist with District matters and that the engineer is currently undergoing training. Ms. Smith addressed questions from the Board regarding the potential installation of a temporary traffic signal and advised that certain efforts are proceeding in parallel. She noted that the Texas Department of Transportation (“TxDOT”) has requested the relocation of utilities beneath the roadway and advised that proposed left- and right-turn lanes may assist with traffic flow and safety. Ms. Smith further advised that the City of Kyle has two water lines located beneath the roadway and that final approval and coordination of the utility relocation must be completed by the City of Kyle, which will be responsible for such utilities.

Mr. Barrett noted that District residents have expressed concerns regarding traffic conditions and safety and requested that, if no immediate solution is available, the engineer communicate the status and challenges of the roadway project to residents. Director Guzzo expressed concerns regarding the lack of visible progress on the roadway project and the AT&T cellular tower relocation and requested a clearer timeline. Ms. Smith advised that she has attempted to contact AT&T regarding the cellular tower relocation but has not received a response, noting that her most recent communication occurred approximately three months ago.

Mr. Hank Smith, the District’s Engineer, then presented an update on construction activities. Mr. Smith advised that sidewalk construction has been completed, with the exception of one section requiring replacement, which will be corrected. He further advised that upgrades to Pond 4 have been completed. Mr. Smith noted that while the source of silt in the water has not yet been identified, the issue will be addressed. He further advised that Phase 2.3 is not yet complete and that he is awaiting final inspections related to the completed sidewalk work.

Upon motion by Director Strom and seconded by Director Saltrev, the Board unanimously approved the Engineering Report.

10. With respect to the Attorney’s Report, Mr. Barrett advised the Board regarding a petition to protest rates filed on behalf of Anthem Municipal Utility District, Crosswinds Municipal Utility District, and LaSalle Municipal Utility District No. 1. Mr. Barrett noted that signatures have been collected and that the matter is pending before the appropriate agencies and in litigation. He further advised that potential rate relief, including possible refund credits, may result depending on the outcome of the proceedings.

11. Mr. Taak presented the Cash Activity Report and reviewed current District expenditures. Mr. Taak further advised the Board that water usage rates have increased; however, the cause of the increase is currently unknown and may be related to irrigation activities performed by Sunscape Landscaping or to the District’s water rates. Mr. Barrett advised that the District’s operator should address this matter and notify the City of Kyle accordingly. Upon motion by Director Garemko, seconded by Director DeSantis, the Board unanimously approved the Cash Activity Report.

12. Mr. Garcia presented the Operations Report and advised the Board that a no-parking sign near 691 Harris Street was repaired; no-parking signs were removed in front of 192 Douglas Way and 186 Du Bois Lane and relocated to Belterra Street; and a no-parking sign located between 381

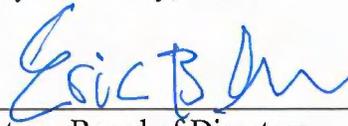
and 393 Tubman Drive was relocated to between 226 and 240 Tubman Drive. Upon motion by Director Guzzo and seconded by Director Saltrev, the Board unanimously approved the Operations Report.

13. The Board reviewed a report from Aquatic Features, and no issues were noted. Mr. Cox further discussed temporary access improvements related to ongoing construction activities. Upon motion by Director Guzzo and seconded by Director Storm, the Board unanimously approved the Aquatic Features report.

14. The Board reviewed a report from Sunscape Landscaping presented by Mr. Greg Aldord. Mr. Aldord advised that during the month of November, site visits were reduced, landscape beds were cleaned out and prepared for mulch, and cleanup work was performed in common areas and the retention pond. Mr. Aldord further noted that a punch list may be needed. Director Guzzo raised concerns regarding increased water usage, and Mr. Aldord advised that he would look into the matter. Upon motion by Director Saltrev and seconded by Director Strom, the Board unanimously approved the Sunscape Landscaping Report.

15. The Board then confirmed their next regular meeting date as January 14, 2026, and there being no further business to conduct, Director Storm moved that the meeting be adjourned, which motion was seconded by Director Saltrev and unanimously approved, and the Board adjourned until further call.

APPROVED AND ADOPTED this 14th day of January, 2026.

A handwritten signature in blue ink, appearing to read "Eric B. M.", written over a horizontal line.

Secretary, Board of Directors

(DISTRICT SEAL)