

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, December 11, 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, Mr. Keith Young 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. Additionally, Mr. Doug Goss, Mr. Curtis Davidson and Mr. Eric Willis, representing owners and developers of land within the District, were in attendance.

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 November 13, 2025, and following a full review and upon motion by Director Salinas, seconded by Director Regalado and unanimously carried, the Board approved such Minutes as written.

3. Mr. Willis provided an update to the Board regarding Phase B residential construction and advised that the TCEQ wastewater agreement has been executed.

4. Mr. Young then presented the Engineering Report, a copy of which is attached hereto as **Exhibit "D."** Mr. Young reported that certain pay applications and change orders were pending Board consideration and approval. He further requested that the Board accept the completed construction for Creedmoor Phase 1B for operation and maintenance. Following

discussion, and upon motion by Director DeBonis, seconded by Director Salinas, the Board unanimously approved the acceptance of construction for operation and maintenance of Creedmoor Phase 1B. Mr. Nguyen further advised the Board that revised plans for Creedmoor Phase 1C have been completed and will be resubmitted to the City of Creedmoor for re-approval. He also reported that plans for Creedmoor 216 Phase 3 have been submitted to CMWSC and are currently pending water approval. Mr. Nguyen informed the Board that Creedmoor 216 Phase 1B Change Order No. 5 includes additional lot grading and the installation of a manhole, resulting in an increased project cost of \$62,984.50. He further requested approval of Creedmoor 216 Phase 1B Change Order No. 6, which provides for mailbox units and mailbox concrete pads, at an additional cost of \$29,850.00. After full discussion, and upon motion by Director DeBonis, seconded by Director Salinas, the Board unanimously approved the Engineering Report and Change Order Nos. 5 and 6, as presented.

Creedmoor 216 Ph 1B:  
Change Order No. 5 – (\$62,984.50); and  
Change Order No. 6 - (\$29,850.00).


5. Mr. Barrett reported that there is no update at this time regarding any additional water and sewer related agreements

6. 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 and Si Environmental's operations fee, all reflected in said Report. Mr. Taack noted a TexPool Account should be opened to accrue more interest. After a full discussion, and upon motion by Director Thompson, seconded by Director Regalado said Accounting Report and the disbursement of funds in accordance therewith and authorization to release checks to make payments in between meetings, were unanimously approved.

7. 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 11/10/25. It was also noted that landscaping maintenance and mowing were completed for the month of November. Mr. Abshire reported that the District is currently evaluating the application of a hydromulch mixture containing winter rye grass along side slopes as a measure to mitigate erosion. Upon motion by Director DeBonis, seconded by Director Salinas, the Board unanimously approved the Operations report.

8. The Board confirmed their next meeting date to be Thursday, January 8, 2026, 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 8th day of January, 2026.



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Secretary, Board of Directors

Assistant Secretary

(DISTRICT SEAL)