

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" or the "Board of Directors") of Anthem Municipal Utility District (also sometimes referred to herein as the "District") met in regular session, at Anthem Amenity Center, 140 Monroe Drive, Kyle, Texas 78640 within the boundaries of the District on January 14, 2026, 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 Andy Barrett of Barrett & Associates, PLLC ("Barrett & Associates"), attorney for the District, Maya Rai, paralegal, of Winstead PC ("Winstead"), bond counsel for the District, Hank Smith with Atwell, LLC ("Atwell"), engineers for the District, Justin Taack with Bott & Douthitt, PLLC ("Bott & Douthitt"), bookkeepers for the District, Mario Garcia with Municipal Operations & Consulting, Inc. ("MOC"), the District's operations firm, and Clark Wilson representing Kyle 150, LP, an owner and developer of land within the District, as well as Brittney Keeswood of Assessments of the Southwest, Inc. ("ASW"). In addition, Michael Menghini representing Aquatic Features, Inc and Crystal Horn with McGrath and Co., PLLC ("McGrath"), the District's auditor via telephone.

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 Board's December 10, 2025 regular meeting were presented for review and approval. Following a motion by Director Storm, seconded by Director Saltrev and unanimously carried, said Minutes were approved as written.

3. Mr. Barrett then discussed with the Board the need for a directors' election every two years of even-numbered years, as required by the District's legislation and the Election Code, and noted that there were one (1) positions up for election in May of 2026. The Board then discussed the form of joint election contract and election services agreement ("Election Contract") with Hays County ("County") related to the May 2, 2026 directors' election and authorized execution of the final form by the Board's officers should the election move forward. As also relates to the May 2, 2026 directors' election, the Board next considered an Order Calling Directors' Election ("Order Calling"). Upon motion by Director DeSantis, seconded by Director Saltrev and unanimously carried, said Order Calling was adopted and authorization for execution of the final Election Contract, if needed, was approved.

4. Mr. Barrett discussed with the Board the Municipal Securities Rulemaking Board Rule G-10 Disclosure Letter received by the District's financial advisor, The GMS Group, L.L.C., and after a brief discussion, and upon motion by Director Garemko, seconded by Director Storm, the Board confirmed receipt of the District's annual Municipal Securities Rulemaking Board Rule G-10 Disclosure Letter.

5. Crystal Horn with McGrath presented the Board with a Financial Report for the September 30, 2025 fiscal year end, containing financial statements, a management letter and additional audit-related information ("Financial Report"). Ms. Horn noted that the audit was a clean audit, and after a thorough discussion, and upon motion by Director Storm, seconded by Director Saltrev and unanimously carried, the Board approved said Financial Report and authorized the required filings and postings with the Texas Commission on Environmental Quality ("TCEQ") and with the State Comptroller by Winstead and filing with EMMA by the District's financial advisor.

6. Confirm the status of the Attorney General's review of the District's \$10,260,000 Unlimited Tax Utility Bonds ("Series 2026 Utility Bonds") and take any further actions necessary with regard to such approval and closing. It was noted that the review was confirmed but it will be double checked. After a brief discussion, and upon motion by Director Storm, seconded by Director Desantis, the Board unanimously confirmed the status of the Attorney General's review of the District's \$10,260,000 Unlimited Tax Utility Bonds ("Series 2026 Utility Bonds").

7. Mr. Barrett then presented the Board with an Agreed Upon Procedures Report dated January 15, 2026 ("AUP Report") in connection with developer reimbursements upon closing of the District's \$10,260,000 Unlimited Tax Utility Bonds, Series 2026 ("2026 Tax Utility Bonds"). It was noted that the total reimbursement amount to be paid from the 2026 Tax Utility Bonds would be \$8,755,741.87 which includes interest of \$1,385,440.42 estimated at 4.625321%. Total construction costs come in at \$7,228,452.00 with \$236,981.00 in surplus. After a lengthy discussion, and upon motion by Director Garemko, seconded by Director Saltrev, the Board unanimously approved the AUP Report as well as the related Management Representations Letter presented in connection therewith.

8. A copy of an Amended District Information Form ("ADIF") was presented to the Board whereupon Mr. Barrett noted that a new form Notice to Purchaser was included as an exhibit to the ADIF to add the required water code and recent bonds. Following a motion by Director Storm, seconded by Director Saltrev and unanimously carried, the Board approved and executed said ADIF and authorized its filing with the Hays County Clerk and with the TCEQ.

9. Regarding the report from Assessments of the Southwest, Inc. Ms. Keeswood noted that 18.87% of the taxes have been collected for 2025, whereas only 10.84% of the taxes were collected in 2024. After a brief discussion and upon motion by Director Garemko, seconded by Director DeSantis, the Board unanimously approved the tax report.

10. With regard to a developer's report, Mr. Wilson noted there has not been any public infrastructure since the last meeting and the homes are not selling rapidly.

11. The Board then reviewed Atwell's January 14, 2026 Engineer's Summary ("Engineer's Report") for construction and status of the separate construction projects currently

underway along with recommendations for related pay applications, as applicable. Mr. Smith noted he had two pay applications for approval that day for Freedom Phase 3. Mr. Smith noted they are working with CC Carlton to fix the Freedom Phase 3 Ponds Outfalls and that Phase 3 pond outfall repairs have been complete and they are now awaiting approval from District operator. Regarding Freedom 1A and 2, acceptance would be contingent on the pond 2 well being fully permitted and developer cleaning out pond sediment resulting from home construction. After a brief discussion, and upon motion by Director Saltrev, seconded by Director Storm and unanimously carried, the Board approved the Engineering Report and two pay applications.

Freedom Phase 3:

Pay Application No. 12 – (\$110,902.50);

Pay Application No. 13 – (\$456,699.80).

12. With regard to additional water and sewer-related agreements, easements, or conveyances to the City of Kyle, the City of Mountain City, or other related matters, as well as matters related to the issuance of bonds, Mr. Barrett presented the following on behalf of Director Steven Guzzo:

Mr. Barrett presented for consideration the acceptance of Property ID No. 191801, currently titled to Kyle 150 and located behind Phases 2 and 3, which contains a drainage channel discharging to the drainage channel behind the school. Mr. Barrett advised that Clark Wilson Development (Kyle 150) has agreed to install an eighty-inch (80”) dual swing lockable gate, at its sole cost, to allow maintenance access. It was further noted that the District will remediate Property ID Nos. 191801 and 191024 at the District’s expense. Upon motion by Director DeSantis, seconded by Director Garemko and unanimously carried, the Board approved acceptance of Property ID No. 191801 and authorized the related actions as presented.

Mr. Barrett next presented for consideration remediation and ongoing maintenance services to be provided by Aquatic Features, Inc. for Property ID Nos. 191801 and 191024 in the amount of \$4,825.00, together with an additional monthly maintenance cost of \$750.00, which includes quarterly inspections of the drainage channel located behind the school and escalation of any identified issues. Upon motion by Director Garemko, seconded by Director DeSantis and unanimously carried, the Board approved the remediation and ongoing maintenance services as presented.

Mr. Barrett also presented for consideration authorization for the District to submit a grant application to the Texas A&M Forest Service Community Forestry Grant Program, with an application deadline of March 1, 2026. The proposed grant would provide funding to implement watershed and community water resource improvements, including forestry-based solutions. Upon motion by Director DeSantis, seconded by Director Garemko and unanimously carried, authorization was granted for submission of the District’s grant application to the Texas A&M Forest Service Community Forestry Grant Program.

Mr. Barrett further presented for consideration approval of cleanup of trash and debris located in the green space behind the residences on Tubman Drive, as quoted by Sunscape Landscaping in the amount of \$227.98. Upon motion by Director Garemko, seconded by Director Saltrev and unanimously carried, the Board approved the trash and debris cleanup as presented.

Mr. Barrett, on behalf of Director Steven Guzzo, provided additional updates to the Board regarding water and sewer operations. Mr. Barrett discussed ongoing questions concerning water meter locations within the District and advised that a comprehensive map is being requested to identify all common-area water meters, including meter identification numbers, account numbers, account holders, and the specific areas serviced by each meter, encompassing both District property and other common areas. Mr. Barrett further noted that verification of proper water bill coding, including confirmation of applicable commercial and irrigation classifications, is being requested. No action was taken by the Board on these matters.

13. The Board moved to the January 14, 2026 Accounting Report, and it was noted that action was needed by the Board related to director and vendor payments as well as one fund transfer in the amount of \$92,284.19 from the District's TexPool Operating Account to the Cadence Bank Bookkeeper's Account. Additionally, Mr. Taack noted an invoice received from McGrath related to the audit of 2025 financial statements. Upon motion by Director Storm, seconded by Director Saltrev, the Board unanimously approved the Accounting Report and disbursement of funds, transfer and payments in accordance therewith.

14. Mr. Garcia then discussed with the Board an Operations Report dated January 2026, and it was noted there were no issues found when looking for active leaks due to high use.

15. Regarding a report from Aquatic Features as to pond remediation and maintenance, everything looks good for both the wet and dry pond.

10. The Board then discussed and confirmed their next regular meeting date of Wednesday, February 11, 2026, and there being no further business to conduct, Director DeSantis moved that the meeting be adjourned, which motion was seconded by Director Storm and unanimously approved, and the Board adjourned until further call.

APPROVED AND ADOPTED this 11th day of February 2026.



Assistant Secretary, Board of Directors
Anthem Municipal Utility District

(DISTRICT SEAL)

