

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 special 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 January 8, 2026, 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 except Director Salinas and Director DeBonis. All directors present at the time a vote was taken voted on all items that came before the Board. Also present were Andy Barrett of Barrett & Associates, PLLC, Maya Rai, paralegal, of Winstead PC, Keith Young of Doucet & Associates, Inc., engineers for the District, Justin Taack of Bott & Douthitt, PLLC ("Bott & Douthitt"), bookkeepers for the District, Mr. Cody Abshire of Si Environmental, and Curtis Davidson and Doug Goss the owners and developers of land within the District.

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 December 11, 2025, and following a full review and upon motion by Director Regalado, seconded by Director Thompson and unanimously carried, the Board approved such Minutes 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 three (3) 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 Brown, seconded by Director Thompson and unanimously carried, said Order Calling was adopted and authorization for execution of the final Election Contract, if needed, was approved.

4. With regard to the September 30, 2025 financial statements and audit, management letter and related documents, the Board has nothing to review.

5. 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 DeBonis, seconded by Director Thompson, the Board confirmed receipt of the District's annual Municipal Securities Rulemaking Board Rule G-10 Disclosure Letter.

6. Mr. Goss updated the Board as to status of development, noting Phase 1A has 20 homes with 8 having complete landscaping. Phase 2A has a completed model home, and Phase 1B is completed with talks of an Amenity Center. Phase 1C road plan was approved by the District and currently under county review.

7. Mr. Young then provided the engineering report, a copy of which report is attached as EXHIBIT "A". Mr. Young noted there were pay applications and change orders needing approval. Mr. Young reported that Phase 1B Engineer Concurrence Letters were issued by project engineer and MUD engineer December 17, 2025 and that the CMWC water acceptance letter was received on December 29, 2025. It was also noted that Phase 2A was completed and accepted by MUD in Sept 2025. Additionally, Mr. Young updated the Board regarding engineering services, asking the Board to update a service agreement for engineering and professional services including service items, rates, and terms. It was noted that the last agreement was accepted in 2022 before Doucet merged with Kleinfelder, Inc. Mr. Young also noted that proposed budgets will be determined by annual forecast or work requests as authorized by District with rates adjusted annually. Mr. Barrett does not want to move forward with the new rates. They want to review and discuss it again at the next meeting. After a full discussion, and upon motion by Director Brown, seconded by Director Thompson, the Engineering and Professional Services Agreement, excluding the new rates, the Engineering Report as well as all Pay Applications and Change Orders noted below were unanimously approved.

Creedmoor Phase 1B:

Pay Application No. 8 – (\$706,513.59).

Creedmoor Phase 2A:

Pay Application No. 10 – (\$79,164.00);

Pay Application No. 11 – (\$812,606.22) - Final Retainage.


8. 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 Creedmoor, Travis County water and wastewater service providers or other service providers or other related matters, Mr. Barrett noted there was nothing to discuss with the Board at this time.

9. Justin Taack with Bott & Douthitt then discussed the Accounting Report with the Board, noting he 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, all as reflected in said Report. Mr. Taack noted they did not cut any checks in between meetings. Lastly, Mr. Taack reported they collected \$50,000.00 in taxes. Upon motion by Director Brown, seconded by Director Thompson, said Accounting Report and the disbursement of funds in accordance therewith, were unanimously approved.

10. 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 12/09/25 and the landscape maintenance and mowing was completed 12/28/2025. JLGray performed seed distribution on pond sidewalls in an attempt to establish winter rye grass in balding areas 12/17/25. Additionally, they are continuing to monitor minor sidewall erosion and will be adding an additional seed distribution proposal to be considered during spring growing season. Upon motion by Director Thompson, seconded by Director Regalado, the Board unanimously approved the Operations Report.

11. The Board confirmed their next meeting date to be Thursday, February 12, 2026, and there being no further business to conduct, Director Thompson moved that the meeting be adjourned, which motion was seconded by Director Regalado, and unanimously approved, and the Board adjourned until further call.

APPROVED AND ADOPTED this 12th day of February, 2026.


Heron Salinas
Michael DeBonis, Assistant Secretary
Board of Directors
Creedmoor Municipal Utility District

(DISTRICT SEAL)

