

MINUTES OF MEETING  
OF THE  
BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF HAYS §

CROSSWINDS MUNICIPAL UTILITY DISTRICT §

The Board of Directors (the "Board" or "Board of Directors") of Crosswinds Municipal Utility District (the "District") met in regular session, open to the public, on January 14, 2026 at 5701 West William Cannon Drive, Austin, Texas, an office of the District outside the boundaries of the District, and the roll was called of the members of the Board to-wit:

Amy Laine	President
Lee Weber	Vice President
Elizabeth P. Edwards	Secretary
Anthony Dell'Abate	Assistant Secretary
Kathleen Kutac	Assistant Secretary

All members of the Board were present at the commencement of the meeting. All members participating at the time a vote was taken voted on all matters that came before the Board. Also present were Andy Barrett with Andy Barrett & Associates, PLLC ("Barrett & Associates"), general counsel for the District, and Maya Rai, paralegal, with Winstead PC ("Winstead"), bond counsel for the District, Justin Taack with Bott and Douthitt, PLLC ("Bott & Douthitt"), the District's bookkeeping firm, and Ronnie Moore with Carlson, Brigance & Doering, Inc. ("CB&D"), engineers for the District, Cody Abshire of Si Environmental, operations firm for the District, were in attendance and Terry Howe, representing Development Solutions CW, LLC ("Dev Sol"), the previous developer of lands within the District as well as Crystal Horn with McGrath and Co., PLLC ("McGrath"), the District's auditor via telephone.

1. The Board called for public communications and comments. Hearing none, the Board continued on to the next item of business.

2. The Board acknowledged receipt of a copy of the Minutes of the Board's December 10, 2025 regular meeting, and following a review and motion by Director Edwards, seconded by Director Weber and unanimous approval, said Minutes were approved as written.

3. Mr. Barrett then explained to the Board upcoming directors' election and the supplemental agenda. 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 two (2) 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 Edwards, seconded by Director Kutac and unanimously carried, said Order Calling was adopted and authorization for execution of the final Election Contract, if needed, was approved.

4. 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 Edwards, seconded by Director Laine 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.

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

6. Terry Howe updated the Board with regard to home construction in the District, noting that builders are buying down interest rates and that is why things are slowing. Phase 4A has 4 homes under construction and Phase 5A/B have 5 homes under construction and 8 homes vacant. Additionally, there were 3 sales with the average price of \$400,000.00.

7. With respect to any proposed additions of land into the District, Mr. Barrett noted that there was nothing for consideration by the Board at such time.

8. The Board then recognized Ronnie Moore with CB&D who referred the Board to CB&D's Engineering Report for the current meeting. It was noted there were no action items to bring before the Board.

9. 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 Kyle or other related matters, Mr. Barrett noted that there was nothing for consideration by the Board at such time.

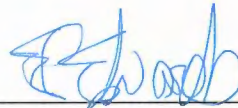
10. Mr. Taack then reviewed an Accounting Report dated January 8, 2025, which included a review of the Cash Activity Report, including receipts and expenditures, a summary of action items as relate to director and vendor payments and fund transfers, as reflected therein. Mr. Taack asked for approval of director and vendor payments as well as two fund transfers: TexPool Operating Account to Cadance Bank Bookkeeper's Account for \$110,021.27; TexPool Operating Account to Cadance Bank Operating Account for \$50,000.00. It was noted there was a check cut to McGrath & Co. PLLC in the amount of \$18,500 for the September 30, 2025 audit, and a check cut to IPREO LLC in the amount of \$2,213.72 for printing costs related to the SR2025 Utility Bonds Issue. Upon motion by Director Laine, seconded by Director Edwards and unanimously carried, the Board approved the Accounting Report which included director and vendor payments, expenditures and two transfers, all as set out therein.

11. With regard to an Operations Report for the District, a copy of which is attached hereto as EXHIBIT "B", Mr. Abshire noted that there were no action items to present to the Board. Regarding street lighting, several decorative streetlights along Crosswinds Parkway were found nonfunctioning during November inspection. Mr. Abshire reached out to DNT regarding problem installation and missing breaker box equipment. Regarding district landscaping, they discovered damaged electrical conduit between PEC meter at 175 Dogvayne and Irrigation panel at Crosswinds pkwy/Backstays loop intersection. They are locating the source of break and attempting to determine responsible party. Irrigation panel currently being powered by battery. Additionally, Mr. Abshire discussed high usage utility bills with District Bookkeeper, and verified that the bookkeeper was receiving communication from the City and was not aware of usage. Verified billing contact information was directed to bookkeeper on City billing website. Mr. Abshire discussed utility bills with City of Kyle billing supervisor and was informed that the city does not perform leak adjustments on irrigation systems and does not have the capability to issue usage alerts at this time.

12. It was then confirmed that an Executive Session was not needed, and the Board scheduled their next regular meeting date of Wednesday, February 11, 2026, at the offices of CB&D.

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

APPROVED AND ADOPTED this 11<sup>th</sup> day of February 2026.



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Elizabeth P. Edwards, Secretary  
Board of Directors  
Crosswinds Municipal Utility District

(DISTRICT SEAL)

