

MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF HAYS §

OVERLOOK MUNICIPAL UTILITY DISTRICT OF HAYS COUNTY §

The Temporary Board of Directors (the "Board" or the "Board of Directors") of OVERLOOK MUNICIPAL UTILITY DISTRICT OF HAYS COUNTY (also sometimes referred to herein as the "District") met in special session at Winstead PC, 600 W. 5th Street, Suite 900, Austin, Texas 78701, on November 14, 2025 at 9:04 a.m., and the roll was called of the members of the Board to-wit:

Nicholas Brown	President
Dante Monsivais-Ochoa	Vice President
Jeremy Rogers	Secretary
Amanda Horsley	Assistant Secretary
Daniel Duffy	Assistant Secretary

All members of the Board were present. All directors present at the time a vote was taken voted on all items that came before the Board. Also present were Matt McPhail, attorney and Vicki Hahn, paralegal, of Winstead PC ("Winstead"); Richard Rychlik and Monica Zuniga of Gray Engineering, Inc.; David Smalling, Jr. of Robert W. Baird & Co.; Stephen Plevak, Austin Evetts and Ethan Wong, representing the owner and developer of lands within the District ("Developer").

1. Public Comment: Mr. McPhail called for Public Comment. Hearing none, the Public Comment session was closed and the Board proceeded to the next item of business.

2. Meeting Minutes: The Board reviewed the Minutes from the April 22, 2025 Board Meeting. Following a motion by Director Rogers, seconded by Director Monsivais-Ochoa and unanimously carried, said Minutes were approved as written.

3. Order Declaring Results and Canvassing Election: Mr. McPhail explained that the District will likely need to call another Utility, Road Bond and Maintenance Tax Election due to recently published guidance from the Attorney General's Office. To avoid any dispute in the future Mr. McPhail recommends calling another election out of an abundance of caution on the bond propositions. Today, the District would declare results for the November 2, 2025 election and it would rely on the Confirmation, Director, Road District Powers and Approving Engineering Reports from this election. The Board reviewed the Order Declaring Results and Canvassing Confirmation, Director, Utility Bond Election, Utility Refunding Bond, Road Bond Election, Road Refunding Bond Election, and Maintenance Tax Election from the November 2, 2025 Election.

Upon motion by Director Monsivais-Ochoa, seconded by Director Brown and unanimously carried, the Board approved such Order and authorized all necessary filings of the Order. In addition, the Board determined that it would be in its best interest to call a Utility Bond Election, Utility Refunding Bond Election, Road Bond Election, Road Refunding Bond Election and Maintenance Tax Election on May 2, 2026.

4. Amended District Information Form: The Board reviewed the draft Amended District Information Form. Mr. McPhail explained that it had been updated to include the bond election. He also mentioned that the Notice to Purchaser has been updated and that anyone moving into the District will sign a Notice to Purchaser to ensure that everyone is aware they are buying in a Municipal Utility District.

Upon motion by Director Monsivai-Ochoa, seconded by Director Rogers and unanimously carried, the Board approved the Amended District Information Form.

5. Municipal Advisor Engagement: Mr. Smalling introduced himself and his company. He explained that Robert W. Baird & Co. Incorporated would be providing Municipal Advisory Services to the District. The Board then reviewed the Municipal Advisory Services Agreement. Upon motion by Director Monsivais-Ochoa, seconded by Director Brown and unanimously carried, the Board approved the engagement of the Municipal Advisor and such Agreement.

6. District Overview: Mr. Evetts mentioned that the engineer is working on Phase 1 infrastructure. The plans have been approved. Bids are going out next week. The Developer has decided to donate approximately 11 acres to the school district. The agreement with the school should close early next year. Mr. McPhail asked if the agreement with the school required that the property be removed from the District. Mr. Evetts stated that he would review and let him know.

Upon motion by Director Brown, seconded by Director Monsivais-Ochoa and unanimously carried, the Board approved the donation of the 11 acres to the school.

7. Engineering Report: The engineer reviewed the Engineering Report in detail. The engineer is requesting approval of the Cloacina bid for the wastewater treatment plant and to authorize advertising for the Phase 1 construction plans for public bid.

Upon motion by Director Monsivais-Ochoa, seconded by Director Horsley and unanimously carried, the Board approved awarding the bid to Cloacina and authorized advertising for the Phase 1 construction plans for public bid.

Upon motion by Director Rogers, seconded by Director Monsivais-Ochoa and unanimously carried, the Board accepted the Engineering Report.

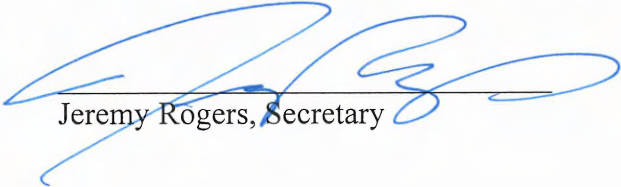
8. Bookkeeping and Cash Activity Report: No report for today.

9. Calendaring: It was noted that the Directors would need to call another election so the next meeting date would be called in January.

10. Adjournment: There being no further business to conduct, Director Monsivais-Ochoa moved that the meeting be adjourned, which motion was seconded by Director Brown, and unanimously approved, and the Board adjourned until further call.

APPROVED AND ADOPTED this 29th day of January 2026.

Overlook Municipal Utility District of Hays County



Jeremy Rogers, Secretary

(DISTRICT SEAL)