

MINUTES OF MEETING  
OF THE  
BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF BASTROP §

WILDWOOD MUNICIPAL UTILITY DISTRICT §

The Board of Directors (the "Board") of Wildwood Municipal Utility District (also sometimes referred to herein as the "District") met in special session, open to the public, at 4201 W Parmer Lane, Building C, Suite 100, Austin, Texas 78727, at a designated office of the District on January 8, 2026 at 12:00 p.m., and the roll was called of the members of the Board to-wit:

Billy Wayne (Trey) Newby III	President
Hudson Hall	Vice President
John Azar	Secretary
Fred Nagel	Treasurer/Assistant Secretary
Suzan Leigh Randall	Assistant Secretary

All members of the Board were present in person at the commencement of the meeting, with the exception Director Azar and Director Newby. All directors present in person 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, and Maya Rai, paralegal, of Winstead PC, Ms. Mackenzie Scales with Crossroads Utility Services, L.L.C., Justin Taack with Bott & Douthitt, PLLC, bookkeepers for the District, Victoria Haynes and Ken Heroy, with Jones-Heroy, special engineers for the District as relates to bond matters, and Faris Abboushi of HR Green Development TX, LLC, engineers for the District. Additionally, Bob Wunsch and Wyatt Henderson of Atlantis WKA Bastrop, LLC, representing owners and developers of land within the District, were present as well.

The meeting was called to order, and evidence was presented that public notice of such meeting had been given as required by law.

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 the meeting of the Board of Directors conducted on December 11, 2025, and following a full review and upon motion by Director Randall, seconded by Director Nagel 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 Nagel, seconded by Director Randall 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 Randall, seconded by Director Hall, the Board confirmed receipt of the District's annual Municipal Securities Rulemaking Board Rule G-10 Disclosure Letter.

5. With regard to the Developer's Report, Mr. Henderson presented an update on the status of development within the District. He reported that Phase 1 is nearing completion and provided an anticipated timeline for its opening. Mr. Henderson also discussed ongoing coordination with the local independent school district concerning a planned elementary school expected to open in the near future. Additionally, he noted that certain improvements are located within an area subject to applicable drainage and floodplain requirements. No action was taken by the Board.

6. Mr. Heroy then presented the Board with an Engineering Report, a copy of which is attached hereto as EXHIBIT "B" and discussed the two pay applications and two change orders for Board approval. Change Order No. 9 is for wire installation and light pole delta and Change Order No. 10 is for BEC plan revisions. Upon motion by Director Randall, seconded by Director Nagel, the following recommended pay applications, change orders, and the Engineering Report were unanimously approved:

**Spine & Parcel 5**

Pay Application No. 15 (\$121,361.80);

Change Order No. 9 (\$129,588.96);

Change Order No. 10 (\$53,520.42).

**Parcel 7 East**

Pay Application No. 15 (\$51,929.67).

7. The Board then discussed the proposed addition, exclusions or substitutions of lands, noting there was nothing at such time.

8. The Board then heard a report from the District's attorney, and Mr. Barrett noted there was nothing to report at this time.

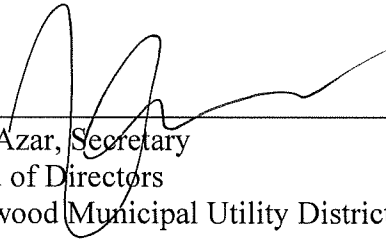
9. Mr. Taack provided the Board with an update with regard to the District's bank account and status of director payments, and it was noted that action was needed with regard to director and vendor payments, including December Bookkeeper fees, all of which are presented in the Cash Activity Report attached hereto as EXHIBIT "C." Upon motion by Director Randall, seconded by Director Hall, disbursement of checks as presented on the Cash Activity Report was unanimously approved.

10. A representative, Ms. Scales, from Crossroads presented an Operations Report and noted there are two active connections at this time, and the first read was conducted on January 5, 2026.

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

(EXECUTION PAGE FOLLOWS)

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

  
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John Azar, Secretary  
Board of Directors  
Wildwood Municipal Utility District

(DISTRICT SEAL)

