

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 regular 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 February 12, 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 Regalado and Director Brown. 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, Hieu Nguyen 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 January 8, 2026, and following a full review and upon motion by Director Thompson, seconded by Director Salinas and unanimously carried, the Board approved such Minutes as written.

3. The Board was then presented 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"). It was noted that the audit was a clean audit, and after a thorough discussion, and upon motion by Director DeBonis, seconded by Director Salinas 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.

4. Mr. Willis updated the Board as to status of development, noting Phase 1A and 2A have closed 6 homes. Lastly, it was noted there are 500 lots on the ground and a bond is likely to be issued at the end of the year.

5. Mr. Nguyen then provided the engineering report, a copy of which report is attached as EXHIBIT "B". Mr. Nguyen noted there was one pay application for Creedmoor Phase 1B needed for approval. Mr. Nguyen noted that preliminary plans were resubmitted to City of Creedmoor on January 8, 2026, and are pending approval. Lastly, it was noted that Keith Young, P.E. has retired from service as the engineer. After a full discussion, and upon motion by Director Salinas, seconded by Director Thompson, the Engineering Report as well as the pay application noted below were unanimously approved.

Creedmoor Phase 1B:
Pay Application No. 9 – (\$718,583.62).

6. With regard to proposed addition of lands, Mr. Barrett noted there will be an additional property in Mustang Ridge of 27.47 acres. The District has contest for owner to add Creedmoor and a no contest from the City of Mustang. After a brief discussion, and upon motion by Director Thompson, seconded by Director Salinas, the Board unanimously approved the additional property of 27.47 acres.

7. Mr. Barrett discussed matters relating to potential water and sewer service agreements within the District, including the status of negotiations regarding existing service rates, possible amendments to such agreements, and the status of potential conveyances to the City of Creedmoor, Travis County water and wastewater service providers, or other service providers. Mr. Barrett also presented the idea of preparing a Resolution to Travis County regarding the Estimated Value of property within the District dated March 1. After discussion, and upon motion by Director Thompson, seconded by Director DeBonis, the Board unanimously authorized counsel to prepare the Resolution.

8. 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 Salinas, seconded by Director Thompson, said Accounting Report and the disbursement of funds in accordance therewith, were unanimously approved.

9. 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 01/12/26 and the landscape maintenance and mowing was completed 01/28/2026. JLGray performed seed distribution on pond sidewalls in an

attempt to establish winter rye grass in balding areas 12/17/25 and is monitoring for germination. 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.

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

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



Heron Salinas, Secretary
Board of Directors
Creedmoor Municipal Utility District

(DISTRICT SEAL)

