

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 February 11, 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 with the exception of Director Lane. 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 Cody Abshire of Si Environmental, operations firm for the District. Ronnie Moore with Carlson, Briganice & Doering, Inc. ("CB&D"), engineers for the District, and Mike Sweeney with Blade Runner were also in attendance.

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 January 14, 2026 regular meeting, and following a review and motion by Director Edwards, seconded by Director Kutac and unanimous approval, said Minutes were approved as written.
3. The Board was then presented with a Financial Report for the September 30, 2025 fiscal year end which contained financial statements, a management letter and additional audit-related information ("Financial Report"). The District's net position at September 30, 2025, was negative \$53,815,684. The District's net position is negative because the District incurs debt to construct water and sewer facilities which it conveys to City of Kyle upon completion of construction. Additionally, the District incurs debt to construct public road improvements which are conveyed to Hays County. 9 The total net position of the District decreased during the current fiscal year by \$2,303,313.00. The District's combined fund balances, as of September 30, 2025, were \$4,443,797.00, which consists of \$3,281,776.00 in the General

Fund, \$1,153,964.00 in the Debt Service Fund and \$8,057.00 in the Capital Projects Fund. Actual net change in fund balance was \$163,206.00 greater than budgeted. After a thorough discussion, and upon motion by Director Dell'Abate, seconded by Director Kutac and unanimously carried, the Board approved said Financial Report, authorized the required filings and postings with the Texas Commission on Environmental Quality ("TCEQ") and the State Comptroller by Winstead as well as the EMMA filing by the District's financial advisor.

4. The Board was updated regarding home construction within the District, noting that there were four home sales but no closings reported in January. It was further noted that Phase 3A currently has 70 vacant lots, and Phase 3B has 1,419 lots, with four sales reported.

5. With respect to any proposed additions of land into the District, Mr. Barrett reported that the City of Kyle spoke to the developer and said there is no capacity for sewer and water.

6. 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.

7. 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 there was nothing to discuss at such time.

8. Mr. Taack then reviewed an Accounting Report dated February 11, 2026, 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 five fund transfers: TexPool Operating Account to Cadence Bank Bookkeeper's Account for \$40,504.49; TexPool Tax Account to TexPool Debt Service Road Account for \$125,000.00; TexPool Tax Account to TexPool Operating Account for \$120,595.11; and TexPool Tax Account to TexPool Debt Service Utility Account for \$160,155.32, and TexPool SR2025 Capital Projects Account to TexPool Operating Account for \$70,048.92. Mr. Taack then asked the Board to approve the following bond payments SR2018 Road - \$136,656.25; SR2020 Road - \$117,687.50; SR2021 Utility - \$ 113,027.50; SR2022 Utility - \$341,193.75; SR2023 Utility - \$120,781.25; SR2023A Road - \$343,306.25; SR2024 Road - \$159,696.88;SR2025Utility-\$206,190.10

It was noted that the City of Kyle for water usage in the amount of \$18,189.56 is out of date, and \$300,000.00 have been collected in taxes. Upon motion by Director Weber, seconded by Director Dell'Abate and unanimously carried, the Board approved the Accounting Report which included director and vendor payments, expenditures, bond payments, and fund transfers, all as set out therein.

9. With regard to an Operations Report for the District, a copy of which is attached hereto as **EXHIBIT "A"**, Mr. Abshire noted they visited 3 detention ponds on January 2nd and that they are seeking a proposal regarding Hunter Flow Sensor Installation & Controller Upgrades. Mr. Abshire noted the flow sensors allow the irrigation controller to detect abnormal flow conditions caused by leaks, broken lines, stuck valves, or failed irrigation components. When excessive flow is detected, the system can automatically shut down the affected zone or entire system, helping prevent excessive water loss, landscape damage, and unexpectedly high water bills. The total would be \$27,579.87. The Board and Mr. Barrett believe this price to be too high.

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

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

2026. APPROVED AND ADOPTED this 11th day of March



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

(DISTRICT SEAL)