

MINUTES OF MEETING  
OF THE  
BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF CALDWELL §

MAXWELL MUNICIPAL UTILITY DISTRICT NO. 1 §

The Board of Directors ("Board" or "Board of Directors") of Maxwell Municipal Utility District No. 1 (also sometimes referred to herein as "District") met in special session, open to the public, at Winstead PC, 600 W. 5<sup>th</sup> Street, Suite 900, Austin, Texas 78701 of the District on January 22, 2026, and the roll was called of the members of the Board to-wit:

|                           |                               |
|---------------------------|-------------------------------|
| Steven James Boice        | President                     |
| Christopher Martin Agness | Vice President                |
| Evan Scott Golden         | Secretary                     |
| Thomas Gordon             | Treasurer/Assistant Secretary |
| Trenton Boeckmann Horter  | Assistant Secretary           |

All members of the Board were present at the commencement of the meeting except Director Horter who appeared shortly thereafter. All directors present at the time a vote was taken voted on all items that came before the Board. Also present were Matt Kutac of Law Office of Matthew B. Kutac PLLC ("Kutac"), Vicki Hahn, paralegal, of Winstead PC ("Winstead"), Hieu Nguyen of Kleinfelder ("Kleinfelder"), Tyler Douthitt from Bott & Douthitt, the District's bookkeepers and Blake Reed, Mike Schroeder and Hunter Baron of Tack Redwood Partners ("Developer"), representing the owner and developer of lands within the District.

1. Public Comment: The Board called for public communications and comments however, none being heard, the Board moved on to the next item of business.
2. Meeting Minutes: The Board confirmed receipt of the Minutes from the November 12, 2024, special Board meeting and upon motion by Director Boice seconded by Director Golden, said minutes were unanimously approved.
3. Director Election: It was noted that Director Agness and Director Horter are up for re-election. If there are no candidates or write-in candidates running against the current Directors, the election will be canceled. The Board reviewed and discussed the Order Calling Directors' Election to be held on May 2, 2026 and the Notice of Election.

Upon motion by Director Boice, seconded by Director Reetz and unanimously carried, the Board approved the Order Calling Directors' Election and authorized execution of any agreements with Caldwell County as necessary to conduct such elections.

4. District Name Change: Due to the similarity in names with Maxwell SUD, who is providing water to the District, Maxwell SUD has asked the District to consider changing its name. The Developer is recommending changing the name to Lakeshore Municipal Utility District. The Board reviewed the Resolution Requesting Approval of District Name Change.

Upon motion by Director Boice, seconded by Director Golden and unanimously carried, the Board approved The Resolution Requesting Approval of District Name Change.

5. Annual Insurance Renewal: Mr. Kutac explained that the insurance and Director bond coverage were up for renewal late last August. The Developer paid the invoice and the insurance was renewed. The Board reviewed the annual renewal of insurance and bond coverage.

Upon motion by Director Boice, seconded by Director Gordon and unanimously carried, the Board ratified the payment for the previous policy and bond and authorized annual renewal of insurance and bond coverage.

6. Financial Reports: Mr. Kutac explained that the TCEQ requires districts to file annual financial reports, or a Financial Dormancy Report. Because the District has not issued bonds and has less than \$5,000 in cash, only a Financial Dormancy Report is currently required. Mr. Kutac recommends that the Board authorize filing the Financial Dormancy Report.

Upon motion by Director Boice, seconded by Director Gordon and unanimously carried, the Board authorized its bookkeeper to file Financial Dormancy Reports with the TCEQ.

7. Accounting and Cash Activity Report: Mr. Douthitt reviewed the Accounting Report and noted that Bott & Douthitt needs approval for the disbursement of director fees and vendor payments as noted in the report. It was noted that one of the Director per diem checks had the wrong name. Mr. Douthitt stated that they would correct that and void the check.

Upon motion by Director Agness, seconded by Director Golden and unanimously carried, the Board approved the Accounting Report and authorized the disbursements as set forth therein.

8. Developer Update: Mr. Reed mentioned that the Developer bought another 25 acres. Mr. Schroeder noted that numerous houses are being sold in the areas near the District. The Developer plans to build 2,600 homes. The newly acquired land was added along the frontage road so hopefully there will be commercial lots. It was also noted that the District has a WWTP permit and has secured an agreement for water service from Maxwell SUD.

9. Petition to Add Land: The item was tabled for a future meeting.

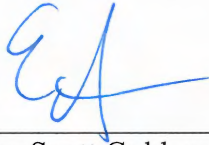
10. Order Adding Lands and Redefining Boundary: The Board tabled until a future meeting.

11. Legal: Mr. Kutac mentioned that there are no additional legal matters to discuss.

12. Engineering Report: Mr. Nguyen stated that there were no engineering updates. Mr. Nguyen also mentioned that he was assuming engineering responsibilities due to Keith Young's retirement.
13. Calendaring: The next Board meeting is tentatively scheduled for February 25, 2026.
14. Adjournment: There being no further business to conduct, Director Boice moved that the meeting be adjourned, which motion was seconded by Director Gordon, and unanimously approved, and the Board adjourned until further call.

APPROVED AND ADOPTED this 22<sup>nd</sup> day of January 2026.

Maxwell Municipal Utility District No. 1



---

Evan Scott Golden, Secretary  
Board of Directors

(DISTRICT SEAL)

