

MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF HAYS §

ANTHEM MUNICIPAL UTILITY DISTRICT §

The Board of Directors (the "Board" or the "Board of Directors") of Anthem Municipal Utility District (also sometimes referred to herein as the "District") met in regular session, at 1611 West 5th Street, Suite 175, Austin, Texas 78703, a designated office of the District outside the boundaries of the District, on April 8, 2026, and the roll was called of the members of the Board to-wit:

Steven Guzzo	President
Justin Saltrev	Vice President
Tim Crawford	Secretary
Michael A. Garemko, Jr.	Assistant Secretary
Ravi DeSantis	Assistant Secretary

All members of the Board were present at the commencement of the meeting. Also present were Andy Barrett of Barrett & Associates, PLLC ("Barrett & Associates"), attorney for the District, Maya Rai, paralegal, of Winstead PC ("Winstead"), bond counsel for the District, Hank Smith with Atwell, LLC ("Atwell"), engineers for the District, Justin Taack with Bott & Douthitt, PLLC ("Bott & Douthitt"), bookkeepers for the District, Mr. David Tuckfield of the AL Law Group, and Mario Garcia with Municipal Operations & Consulting, Inc. ("MOC"), the District's operations firm. In addition, Clark Wilson representing Kyle 150, LP, an owner and developer of land within the District, was present as well as Brittney Kesswood of Assessments of the Southwest, Inc. ("ASW").

1. The Board called for public communications and comments, and there being none, the Board proceeded on with the agenda.

2. The Minutes from the Board's March 11, 2026 regular meeting were presented for review and approval. Following a motion by Director Guzzo, seconded by Director Saltrev and unanimously carried, said Minutes were approved after being amended.

3. Regarding the report from Assessments of the Southwest, Inc. Ms. Keeswood noted that \$1,833,135.38 of taxes was collected, which is 82.13% of the total taxes. Ms. Keeswood discussed an email from a resident, Mr. Yuehao Peng, requesting to waive or reduce his additional fees for not paying his Anthem Municipal Utility District ("MUD") taxes for 2024 and 2025. Mr. Peng explained in the email that he did not know there was an Anthem MUD tax, but he will remain compliant moving forward now that he is aware. After a brief discussion and upon motion by Director Guzzo, seconded by Director Saltrev, the Board unanimously approved the tax report and the checks to various vendors, and request for waiver or reduction of penalty fee for Mr. Peng, as seen in attached report.

4. With regard to a developer's report, Mr. Wilson reported that they do not have a MUD receivable but Risewell is going well and gaining traction.

5. The Board then reviewed Atwell's April 8, 2026 Engineer's Summary ("Engineer's Report") for construction and status of the separate construction projects currently underway along with recommendations for related pay applications, as applicable. Mr. Smith noted the contract with HDR for the work on entry drive turn lane design and final signal design is complete and working to finalize off site underground utility locates (Fiber Optic and telcom) based on feedback from TxDOT the current schedule is: bid awarded to CC Carlton in the amount of \$2,391,199.45, project mobilization to began in late May, and Verizon has a start date of Monday April 13th on the line relocation. Regarding Freedom 1A and 2, acceptance would be contingent on the pond 2 well being fully permitted and the developer cleaning out the pond sediment resulting from home construction. Regarding Freedom 1B, City of Kyle Waterline Easement has been requested. Mr. Smith then discussed they have 5 parcels of land to convey. 40% is owned by the District and the rest are director lots. After a brief discussion, and upon motion by Director Guzzo, seconded by Director DeSantis and unanimously carried, the Board approved the Engineering Report and to convey MUD.

6. The Board then discussed issues related to dumping, trespassing, and property damage within the District, and consider adoption of an Order Amending Rules and Regulations for system operations and authorize publications of such rules. Mr. Guzzo reported that residents usually dump their trash and is requesting they create an Order to fine residents who dump trash. After a brief discussion, and upon motion by Director Guzzo, seconded by Director Saltrev, the Board unanimously agreed to adopt an Order Amending Rules and Regulations for system operations and authorize publications of such rules for the residents who dump their trash.

7. With regard to any additional water and sewer related agreements or, easements or conveyances to the City of Kyle or City of Mountain City or other related matters, or any matters related to the issuance of bonds or related matters, Mr. Barrett asked the Board to consider a Temporary Access Agreement. After a brief discussion, and upon motion by Director Guzzo, seconded by Director Saltrev, the Board unanimously agreed to a Temporary Access Agreement.

Mr. Tuckfield gave an update regarding Hays County water rate increase, noting that they are billing 3 ways and he filed a petition on December 11, 2025.

8. Consider and approve the Rules and Regulations for the District. After a brief discussion, and upon motion by Director Guzzo, seconded by Director Crawford, the Board unanimously authorized to proceed with rules related to the mis-use of the District facilities, such as ponds.

9. The Board moved to the April 8, 2026 Accounting Report, and it was noted that action was needed by the Board related to director and vendor payments as well as one fund transfer in the amount of \$77,827.49 from the District's TexPool Operating Account to the Cadence Bank Bookkeeper's Account. Upon motion by Director Garemko, seconded by Director Saltrev, the Board unanimously approved the Accounting Report and disbursement of funds, transfer and payments in accordance therewith.

10. Mr. Garcia then discussed with the Board an Operations Report dated March 2026, noting they removed a signpost stub in front of 235 Monroe Drive and backfilled, investigated

missing sign stump, reinstalled sign in front of 235 Monroe Drive, and installed a sign at Hoover Drive and Reagan Drive.

11. Regarding a report from Aquatic Features as to pond remediation and maintenance, there was nothing to discuss at such time.

12. With regard to the Sunscape report, it was noted that there was a full service turf maintenance, monthly irrigation walkthrough, and perennial cutbacks. It was noted that the ideal weather supports vibrant blooming across the community, especially native wildflowers and shrubs. Sunscape maintained mowing, edging, and bed care with increased frequency. Additionally, it was requested the Board consider approving labor and materials to replace missing trees along Anthem Parkway, totaling \$7,689.61. The Board was also asked to consider approving labor and materials to add plants in areas from Grand Teton Drive to North End of Tubman, noted in the Board meeting packet, totaling \$16,344.72. After a brief discussion, and upon motion by Director Saltrev, seconded by Director DeSantis, the Board unanimously agreed to review the proposals for Anthem's missing trees and plants.

13. The Board then discussed and confirmed their next regular meeting date of Wednesday, May 13, 2026, and there being no further business to conduct, Director DeSantis moved that the meeting be adjourned, which motion was seconded by Director Saltrev and unanimously approved, and the Board adjourned until further call.

APPROVED AND ADOPTED this 13th day of May, 2026.



Tim Crawford, Secretary
Board of Directors
Anthem Municipal Utility District

(DISTRICT SEAL)

