

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 special 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 April 9, 2026, and the roll was called of the members of the Board to-wit:

Joe Regaldo	President
Bryon Brown	Vice President
Heron Salinas	Secretary
Charles Thompson	Treasurer/Asst. Secretary
Michael DeBonis	Assistant Secretary

All members of the Board were present at the commencement of the meeting except Director Brown and Director Thompson. 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, Cody Abshire of Si Environmental, operations for the District, Justin Taack of Bott & Douthitt, PLLC ("Bott & Douthitt"), bookkeepers for the District, and Eric Willis of Davaus Three LP, representing the owner and developer of lands 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 March 12, 2026, and following a full review and upon motion by Director Regaldo, seconded by Director Salinas and unanimously carried, the Board approved such Minutes as written.

3. Mr. Willis representing the developer briefly discussed plans for the development of the District, noting there are 2 model homes, 12 homes closing, and 33 sales not including M/I Homes.

4. Mr. Nguyen then provided the engineering report, a copy of which report is attached as **EXHIBIT ""**. Mr. Nguyen noted that Creedmoor Phase 1A, 2A, 1B project documents are in review for Municipal Utility District ("MUD") bond application. Regarding Old Lockhart Road improvements, they resubmitted to Travis County on Old Lockhart Road license agreement adjacent to the Laws Ranch Subdivision Development for legal review. Lastly, Phase 3 Annexation was approved by the city on 2/19/26. Construction plans have been resubmitted to the city on March 19, 2026. After a full discussion, and upon motion by Director DeBonis, seconded by Director Regalado, the Board unanimously approved the Engineer's Report.

5. The Board was presented with License Agreements with Travis County and the City of Creedmoor. Upon motion by Director Salinas, seconded by Director Regalado, the Board unanimously approved License Agreements with Travis County and the City of Creedmoor and authorized execution of same. A utility easement is under review as well.

6. The Board was then asked to authorize any additional Resolutions Requesting Estimates of Value as of April 1, 2026. After a full review and discussion, and upon motion by Director DeBonis, seconded by Director Salinas, the Board unanimously authorized additional Resolutions Requesting Estimates of Value as of April 1, 2026.

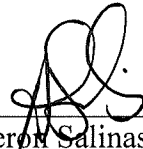
7. With regard to any additional water and sewer related agreements, easements or assignments with the City, Travis County, water and wastewater service providers or other service providers, and as is such, Mr. Barrett noted there was nothing to discuss at such time.

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 receive developer funding. Lastly, Mr. Taack reported they collected \$68,000.00 in taxes. Upon motion by Director DeBonis, seconded by Director Regalado, 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 that visual inspection of the wet pond was completed on 03/24/26 and the landscape maintenance and mowing was completed 03/28/2026. Mr. Abshire reported the Developer approved additional seed distribution to take advantage of the wet season. After a full discussion, and upon motion by Director DeBonis, seconded by Director Regalado, the Board unanimously approved the Operations Report.

10. The Board confirmed their next meeting date to be Thursday, May 14, 2026, and there being no further business to conduct, Director Regalado 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 14th day of May 2026.



Heron Salinas, Secretary
Board of Directors
Creedmoor Municipal Utility District

(DISTRICT SEAL)

