MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS

THE STATE OF TEXAS	§
COUNTY OF BASTROP & TRAVIS	§
GARFIELD MUNICIPAL UTILITY DISTRICT NO. 1	§

The Board of Directors (the "Board" or the "Board of Directors") of Garfield Municipal Utility District No. 1 (also sometimes referred to herein as the "District") met in special session, accessible to the public, at the Armbrust & Brown, PLLC, 100 Congress Avenue, Suite 1300, Austin, Texas 78701-2744 at 3:00 p.m. on May 26, 2026, and the roll was called of the members of the Board to-wit:

C.T Granger III	President
Nathan L. Kennedy	Vice President
Jason H. Levine	Secretary
David Gonzalez	Assistant Vice President
William J. Murphy	Assistant Secretary

All members of the Board were present, with the exception of Director Granger and Director Gonzalez. All Directors present at the time a vote was taken voted on all items that came before the Board. Also present were Justin Cox, attorney, and Maya Rai, paralegal, of Winstead ("Winstead"), and John Bartram, attorney of Armbrust & Brown, PLLC ("Armbrust & Brown"). Additional attendees included Randy Clark, Tom Cox, Jon Hillis, Dale Walker, Jennifer Geran and Ashley LaRue.

1. Public Comment: Mr. Cox called for public comment. Hearing none, the Public Comment session was closed and the Board proceeded to the next item of business.

2. Minutes: The Board reviewed the Minutes from the May 9, 2025, Board Meeting. Following a motion by Director Kennedy, seconded by Director Levine and unanimously carried, said Minutes were approved as written.

3. Director Resignations and Appointments:

    a. Mr. Cox noted that Director Granger submitted his written resignation to the Board. Upon motion by Director Kennedy, seconded by Director Levine, and unanimously carried, the Board accepted Director Granger's resignation.

    b. The Board discussed appointing Tom Cox to the position noting that he is qualified to be a Director on the Board. Upon motion by Director Kennedy, seconded by Director Levine, and the unanimously carried, the Board appointed Director Tom Cox for the remainder of Director Granger's term.

    c. Upon motion by Director Kennedy, seconded by Director Levine, the Board confirmed that Director Cox was qualified to be a Director on the Board, had executed a Statement of Officer and was administered the Oath of Office subsequent to their appointment and prior to their participation in voting.

d. Mr. Cox noted that Director Gonzalez submitted his written resignation to the Board. Upon motion by Director Kennedy, seconded by Director Levine, and unanimously carried, the Board accepted Director Gonzalez's resignation.

e. The Board discussed appointing Dale Walker to the position noting that he is qualified to be a Director on the Board. Upon motion by Director Kennedy, seconded by Director Levine, and unanimously carried, the Board appointed Director Walker for the remainder of Director Gonzalez's term.

f. Upon motion by Director Kennedy, seconded by Director Levine, the Board confirmed that Director Walker was qualified to be a Director on the Board, had executed a Statement of Officer and was administered the Oath of Office subsequent to their appointment and prior to their participation in voting.

g. Mr. Cox noted that Director Murphy submitted his written resignation to the Board. Upon motion by Director Kennedy, seconded by Director Levine, and unanimously carried, the Board accepted Director Murphy's resignation.

h. The Board discussed appointing Jon Hillis to the position noting that he is qualified to be a Director on the Board. Upon motion by Director Kennedy, seconded by Director Levine, and unanimously carried, the Board appointed Director Jon Hillis for the remainder of Director Murphy's term.

i. Upon motion by Director Levine, seconded by Director Kennedy, the Board confirmed that Director Hillis was qualified to be a Director on the Board, had executed a Statement of Officer and was administered the Oath of Office subsequent to their appointment and prior to their participation in voting.

j. Mr. Cox noted that Director Levine submitted his written resignation to the Board. Upon motion by Director Kennedy, seconded by Director Cox, and unanimously carried, the Board accepted Director Granger's resignation.

k. The Board discussed appointing Jennifer Geran to the position noting that she is qualified to be a Director on the Board. Upon motion by Director Kennedy, seconded by Director Cox, and unanimously carried, the Board appointed Director Jennifer Geran for the remainder of Director Levine's term.

l. Upon motion by Director Kennedy, seconded by Director Cox, the Board confirmed that Director Geran was qualified to be a Director on the Board, had executed a Statement of Officer and was administered the Oath of Office subsequent to their appointment and prior to their participation in voting.

m. Mr. Cox noted that Director Kennedy submitted his written resignation to the Board. Upon motion by Director Cox, seconded by Director Hillis, and unanimously carried, the Board accepted Director Kennedy's resignation.

n. The Board discussed appointing Ashley LaRue to the position noting that she is qualified to be a Director on the Board. Upon motion by Director Cox, seconded by Director Walker, and unanimously carried, the Board appointed Director Ashley LaRue for the remainder of Director Kennedy's term.

o. Upon motion by Director Cox seconded by Director Walker, the Board confirmed that Director LaRue was qualified to be a Director on the Board, had executed a Statement of Officer and was administered the Oath of Office subsequent to their appointment and prior to their participation in voting.

18. Director Training Requirements: Mr. Cox discussed the training requirements for Directors under the Texas Open Meetings Act and the Texas Public Information Act, and related procedures.

19. Officer Election: The next business to be addressed was the election of a President, Vice President, Secretary and two Assistant Secretaries for the Board of Directors as provided by law. Following a full discussion and motion by Director Cox, seconded by Director Walker and unanimously carried and unanimously carried, the following slate of officers was elected:

Tom Cox	President
Jon Hillis	Vice President
Dale Walker	Secretary
Ashley LaRue	Assistant Secretary
Jennifer Geran	Assistant Secretary

20. Resignation of Armbrust & Brown: Mr. Cox then asked the Board to consider the resignation of Armbrust and Brown, PLLC as legal counsel to the District. Upon motion by Director Cox, seconded by Director Walker, and unanimously carried, the Board accepted the resignation of Armbrust & Brown, as the District's legal counsel.

21. Engagement of Winstead PC: Mr. Cox presented to and reviewed with the Board the proposed engagement letter with Winstead PC, the scope of services and fees related to same. Upon motion by Director Cox, seconded by Director Walker and unanimously carried the Board engaged Winstead PC as the legal counsel for the District.

22. Contingent Fee Contract: The Board reviewed the Resolution Approving Contingent Fee Contract in connection with services to be provided by Winstead PC.

    Upon motion by Director Cox, seconded by Director Walker, the Board approved the Resolution Approving Contingent Fee Contract.

23. Annexation of 568 tract: The Board reviewed the Petition for Addition of Certain Lands to the District regarding the 568-acre tract and determined to defer any action on the matter.

24. Annexation of 179 tract: The Board reviewed the Petition for Addition of Certain Lands to the District regarding the 179-acre tract and determined to defer any action on the matter.

25. Amended District Registration From: The Board deferred action on this item.

26. Order Designating Office Locations and Posting Locations: The Board reviewed the Order Designating Offices Outside the District and Designating Posting Location of Meeting Notices. The Order designates various offices of the District, declaring them to be public places, and identifies, by written resolution, a location within the District for the posting of notices of the District's Board meetings.

    Upon motion by Director Cox, seconded by Director Walker and unanimously carried, the Board approved said Order Designating Offices Outside the District and Designating Posting Location of

Meeting Notices. The officers were directed to execute said Order, and the attorneys were authorized to publish notice of the designation for such offices outside the District.

27. Resolution Creating District Website: Mr. Cox discussed with the Board the need to create a District website to house various election documents as well as meeting notices and minutes, tax-related documents and budget information, at such time that information is relevant and available, and after a brief discussion and upon motion by Director Cox, seconded by Director Walker, the Board unanimously approved creation of a District website by Winstead.

28. Authorization of Filings for Water and Wastewater Facilities: The Board discussed and considered the plan to provide water and wastewater service to customers within the District. Mr. Cox informed the Board the District's developer is in discussions with several providers and regulatory bodies in connection with same and has requested the Board President be authorized by the Board to execute documents necessary to evidence the District's desire to obtain and provide utility service to all customers within the District. Additionally, the Board discussed how the District can ensure it is capable of providing all anticipated water and wastewater capacities to all customers of the District at full build-out.

    Upon motion by Director Cox, seconded by Director Walker and unanimously carried, the Board approved the execution by the President and filing of documents with the County, the TCEQ, the Public Utility Commission, the Lost Pines Groundwater Conservation District, and/or additional entities or regulatory bodies necessary to secure the District's water and wastewater capacity to provide all anticipated water and wastewater service to the District's future customers.

29. Attorney Report: No attorney report.

30. Calendaring: The next Board Meeting will be scheduled as needed.

31. Adjournment: There being no further business to conduct, upon motion by Director Cox, seconded by Director Walker and unanimously carried, the Board adjourned until further call.

[Signature Page Follows]

APPROVED AND ADOPTED on the 18th of June 2026.

GARFIELD MUNICIPAL UTILITY DISTRICT NO. 1

Dale Walker

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Dale Walker
Secretary, Board of Directors

(DISTRICT SEAL)

GARFIELD MUNICIPAL UTILITY DISTRICT NO. 1
TEXAS
BASTROP COUNTY