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 June 11, 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 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, Trevor Konopka, with The GMS Group, L.L.C. ("GMS"), financial advisors for the District, and Eric Willis and Curtis Davidson 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 May 14, 2026, and following a full review and upon motion by Director DeBonis, seconded by Director Regalado and unanimously carried, the Board approved such Minutes as written.

3. Mr. Davidson representing the developer reported that 80 dwellings are active with 47 dwellings sold. It was also reported that 37 homes are completed, 45 homes are under construction, and 37 homes are closed and being lived in.

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. The total values of completed projects are over $21 million but waiting for confirmation of assessed values and allowable bond service amount for available reimbursement to prepare bond application. Regarding Old Lockhart Road improvements, the Old Lockhart Road license agreement adjacent to the Laws Ranch Subdivision Development was approved by Travis County legal on April 16th, 2026, and accepted with Mustang Ridge MUD. The License Agreement was approved May 12th, 2026 at Commissioner Court voting session and circulating for Court signatures. Mr. Nguyen also reported that Old Lockhart Road license agreement adjacent to Creedmoor 216 among Creedmoor MUD, Travis County, and City of Creedmoor are in review. Plans are in design from Kimley-Horn but have not been submitted to MUD for 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, and approval from the City was received on April 6, 2026. Porter 47 subdivision tract annexation was approved by the City. Preliminary Plans were approved by Creedmoor on April 16, 2026, and the final Plat was conditionally approved in May 19th meeting. Construction plans are in review with the City and MUD. Creedmoor Maha Water Supply Corporation is ready to sign the cover sheet for plans approval. After a full discussion, and upon motion by Director Regalado, seconded by Director Brown, the Board unanimously approved the Engineer's Report.

5. 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 that the license agreement is processing. The Board was presented with License Agreements with Travis County and the City of Creedmoor. Upon motion by Director Regalado, seconded by Director Salinas, the Board unanimously approved License Agreements with Travis County and the City of Creedmoor and authorized execution of same. Mr. Barrett then asked the Board to approve a utility easement for the Lift Station. Upon motion by Director Brown, seconded by Director Salinas, the Board unanimously approved a utility easement for the Lift Station. Mr. Barrett reported that the certificate of values came back at $47,000,000.00. The Board was then asked to authorize any additional Resolutions Requesting Estimates of Value as of June 1, 2026. After a full review and discussion, and upon motion by Director Regalado, seconded by Director Brown, the Board unanimously authorized additional Resolutions Requesting Estimates of Value as of June 1, 2026.

6. Consider and, if appropriate, approve an Amended Fiscal Year 2026 Budget and authorize any necessary action related thereto. Mr. Konopka reported that the sewer expenses are $700,000.00 with reservation fees, GMS took out those fees in capital outlay. Total expenses comes out to $895,703.00 with excess of $2,736.00. Mr. Konopka and GMS assumptions conclude that there are 6 meetings per year, assessed valuation of $8,862,848, and, a tax rate of $0.75 (all operations and management). After a full discussion, and upon motion by Director Regalado, seconded by Director Brown, the Board unanimously approved an Amended Fiscal Year 2026 Budget.

7. Ms. Rai then discussed the Accounting Report with the Board, noting Bott & Douthitt 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. Upon motion by Director Brown, seconded by Director Regalado, said Accounting Report and the disbursement of funds in accordance therewith, were unanimously approved.

8. 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 05/15/26 and the landscape maintenance and mowing was completed 05/28/2026. Mr. Abshire reported 9809 Serene Bliss Ln. was in violation and had informed Ashton Woods construction manager of violation. Lastly, it was noted that they coordinated with Willow Springs HOA manager regarding the overgrown monument sign. Pending landscape management scope adjustment. After a full discussion, and upon motion by Director Salinas, seconded by Director DeBonis, the Board unanimously approved the Engineer's Report.

9. The Board confirmed their next meeting date to be Thursday, July 9, 2026, and there being no further business to conduct, Director Salinas moved that the meeting be adjourned, which motion was seconded by Director Brown, and unanimously approved, and the Board adjourned until further call

APPROVED AND ADOPTED this 9th day of July 2026.

Heron Salinas, Secretary
Board of Directors
Creedmoor Municipal Utility District

(DISTRICT SEAL)