

MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF HAYS §

LASALLE MUNICIPAL UTILITY DISTRICT NO. 2 §

The Board of Directors (the "Board" or the "Board of Directors") of LaSalle Municipal Utility District No. 2 (also sometimes referred to herein as the "District") met in regular session, open to the public, at 7401 B. Hwy. 71 West, Suite 160, Austin, Texas, a designated office outside the District, on June 9, 2026, and the roll was called of the members of the Board to-wit:

Kevin L. Bales	President
Chris Synan	Vice President
Brandon Wunsch	Secretary
Mark S. Baldwin	Treasurer/Assistant Secretary
Douglas Jay Dwyer	Assistant Secretary

All members of the Board were present at the commencement of the meeting, except for Director Baldwin. Also present were Andy Barrett of Barrett & Associates, PLLC ("Barrett & Associates"), Eliza Martinez, paralegal of Winstead PC ("Winstead"), Hieu Nguyen of Doucet & Associates, Inc. ("Doucet"), engineers for the District, Cody Abshire of Si Environmental ("Si Enviro"), operations for the District, and John Howell of The GMS Group, L.L.C. ("GMS Group"), financial advisor for the District. Additionally, Blake Reed of Waterstone Land Partners, Ltd., representing owners and developers of property within the District, and Mya Nunez of Lennar, were in attendance.

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 confirmed receipt of the Minutes from the May 12, 2026, Board meeting, and upon motion by Director Bales, seconded by Director Dwyer, said minutes were unanimously approved.

3. With regard to the Developer report, Mr. Reed noted that homes are being built.

4. The Board was presented with a Memorandum dated May 2026 with regard to engineering matters ("Engineer's Report"). Mr. Nguyen asked the Board to approve four (4) pay applications and one (1) change order, as listed below. Mr. Nguyen then requested acceptance for bid recommendation and award for Waterstone Unit F with contractor JL Gray Construction, Inc. for \$3,488,709.85. Mr. Barrett advised holding off awarding the contract with JL Gray Construction until they complete LaSalle Municipal Utility District ("MUD") 1 pond repairs. It was noted that the repairs have been completed for LaSalle MUD 1. Additionally, Mr. Nguyen reported that construction of CR 158 continues for phase 1 with contractor Lowden Excavating, LLC and Pape Dawson as engineers and is reported at 88% complete from the pay application. Lastly, it was noted that the construction plans for Waterstone Unit G and H from Pape-Dawson engineers are in review

with the MUD. After a full discussion with the Board, and upon motion by Director Synan and seconded by Director Bales, the Board unanimously approved the Engineer's Report, four pay applications and one change order noted below, and the contract with JL Gray Construction.

County Road 158, Phase 1:

Pay application No. 16 (\$16,666.20);

Pay application No. 16 (\$386,500.58).

Waterstone Unit E:

Change Order No. 1-2 (\$361,632.00);

Pay application No. 10 (\$129,470.49).

Waterstone Unit F:

Pay application No. 10 (\$145,696.13).

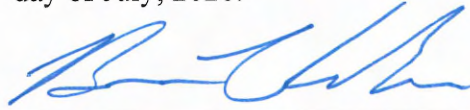
5. With regard to any additional water and sewer related agreements, easements, assignments, rights-of-way, related cost sharing agreements, or other related matters, Mr. Barrett asked the Board to approve a Resolution Requesting Appraisal of Property and Certificate of Estimated Appraised Value. After a full discussion, and upon motion by Director Wunsch, seconded by Director Synan, the Board unanimously approved Resolution Requesting Appraisal of Property and Certificate of Estimated Appraised Value.

6. Ms. Martinez then discussed the Cash Activity Report noting he would need the Board's approval on disbursement of checks related to director and vendor payments. Mr. Taack also the Board for two fund transfers: one from the TexPool Operating Account to PNC Bookkeeper's Account in the amount of: \$15,299.42 for expenditures and one from PNC Operating Account to TexPool Operating Account in the amount of: \$17,000. Lastly, it was noted that there was a deposit made to Lennar Homes for Unit F inspection fees. After a brief discussion, and upon motion by Director Bales and seconded by Director Wunsch, the Cash Activity Report and the disbursement of funds in accordance therewith was unanimously approved.

7. Mr. Abshire then discussed with the Board an Operations Report dated June 5, 2026. Mr. Abshire reported there were no action items for the Board at this time. It was noted that there was damage due to lack of vegetation and rain. Mr. Nguyen will ask JL Grey Construction to repair at no cost, secondary up to \$10,000.00. Lastly, Mr. Abshire reported 428 Sormonne Loop – a trash violation recorded, and that they are in communication with the Millrose construction manager. After a brief discussion, and upon motion by Director Synan and seconded by Director Bales, the Operations Report was unanimously approved.

8. The Board confirmed the next regular meeting date would be July 14, 2026, and there being no further business to conduct, Director Synan moved that the meeting be adjourned, which motion was seconded by Director Bales, and unanimously approved, and the Board adjourned until further call.

APPROVED AND ADOPTED this 14th day of July, 2026.



Brandon Wunsch, Secretary
Board of Directors
LaSalle Municipal Utility District No. 2

(DISTRICT SEAL)

