MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF HAYS §

OVERLOOK MUNICIPAL UTILITY DISTRICT OF HAYS COUNTY §

The Board of Directors (the "Board" or the "Board of Directors") of OVERLOOK MUNICIPAL UTILITY DISTRICT OF HAYS COUNTY (also sometimes referred to herein as the "District") met in special session at Gray Engineering Inc., 8834 N. Capital of Texas Hwy., #140, Austin 78759 on May 11, 2026 at 11:00 a.m., and the roll was called of the members of the Board to-wit:

Nicholas Brown	President
Dante Monsivais-Ochoa	Vice President
Jeremy Rogers	Secretary
Amanda Horsley	Assistant Secretary
Daniel Duffy	Assistant Secretary

All members of the Board were present. All directors present at the time a vote was taken voted on all items that came before the Board. Also present were Matt McPhail, attorney and Vicki Hahn, paralegal, of Winstead PC ("Winstead"); Monica Zuniga of Gray Engineering, Inc.; Tyler Douthitt of Bott & Douthit, the District's bookkeepers; David Smalling of Cedar Creek Municipal Advisors; and Austin Evetts and Jared Jehl representing the owner and developer of lands within the District ("Developer").

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

2. Meeting Minutes: The Board reviewed the Minutes from the March 25, 2026 Special Meeting.

   Upon motion by Director Monsivais-Ochoa, seconded by Director Duffy and unanimously carried, said Minutes were approved as written.

3. Order Declaring Results and Canvassing Election: Mr. McPhail reminded the Board that the reason another Utility Bond, Road Bond and Maintenance Tax Election was scheduled was due to guidance from the Attorney General's Office received after the last election. The Board reviewed the Order Declaring Results and Canvassing Utility Bond Election, Utility Refunding Bond, Road Bond Election, Road Refunding Bond Election, and Maintenance Tax Election from the May 2, 2026 Election.

   Upon motion by Director Nolly, seconded by Director Jenkins and unanimously carried, the Board approved such Order and authorized all necessary filings of the Order.

4. Existing Financial Manager Agreement: Mr. Smalling reported that the entire Special District Group at Robert W. Baird & Co. Incorporated ("Baird") has departed the firm. He explained that, while Baird is an active participant in bond purchases, it was unable to do so when his group represented the District issuing the bond because it would have been a conflict of interest. This was impeding Baird's ability to buy bonds. It was determined that a split would be more beneficial to both parties. Accordingly, he is requesting that the District terminate its existing agreement with Baird.

   Upon motion by Director Monsivais-Ochoa, seconded by Director Brown and unanimously carried, the Board authorized Winstead to send the Notice of Termination to Baird.

5. Cedar Creek Municipal Advisors ("CCMA"): Mr. Smalling reviewed CCMA's engagement agreement noting that bond-related fees have been reduced compared to the Baird agreement. In addition, CCMA has the right to bill $350 per hour for non-municipal advisory services. CCMA will also charge an annual service fee of $10,000 per year for any year the District has bonds outstanding.

   Upon motion by Director Rogers, seconded by Director Monsivais-Ochoa and unanimously carried, the Board approved the engagement of CCMA and authorized signature of the engagement agreement.

6. Developer Report: The contractor is in the process of earth work and will be moving on to wet utilities.

7. Engineering Report: The engineer reviewed the Engineering Report, which included requests to approve Pay Application No. 1, No. 2 and No. 3 to JL Gray Construction.

   Upon motion by Director Monsivais-Ocho, seconded by Director Horsley and unanimously carried, the Board approved Pay Application No. 1, No. 2 and No. 3 to JL Gray Construction as set forth in the Engineering Report.

   Upon a motion by Director Monsivais-Ochoa, seconded by Director Brown, and unanimously carried, the Board accepted the Engineering Report.

8. Order Adopting an Investment Policy and Appointing an Investment Officer: It was discussed that it is required that a District adopt an investment policy once the District has a minimum amount of funds to manage. The District is required to comply with certain public investment laws. Typically, the Bookkeeper is appointed as the investment officer since they maintain the accounts. In this case, Bott & Douthitt will be appointed as the Investment Officer. The Investment Officer is responsible for ensuring the funds are deposited correctly.

   Upon a motion by Director Rogers, seconded by Director Monsivais-Ochoa and unanimously carried, the Board approved the order adopting the investment policy and appointing Bott & Douthitt as investment officer.

9. Bookkeeping and Cash Activity Report: The Board reviewed the Cash Activity Report and noted that Bott & Douthitt needs approval for the disbursement of director fees, vendor payments and fund transfers as noted in the report.

Upon motion by Director Brown, seconded by Director Duffy and unanimously carried, the Board approved the Cash Activity Report and authorized the disbursement and transfers as set forth therein.

10. Annual Insurance Renewal: Mr. McPhail reviewed the insurance proposal for insurance renewal noting that the premium has increased by $50.

11. Calendaring: The Board tentatively scheduled the next meeting for July 13th at 11:30 a.m.

12. Adjournment: There being no further business to conducted, Director Monsivais-Ochoa 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 13 day of July 2026.

Overlook Municipal Utility District of Hays County

~~Jeremy Rogers, Secretary~~
Amanda Horsky, Asst. Sec.

(DISTRICT SEAL)

OVERLOOK MUNICIPAL UTILITY DISTRICT OF HAYS COUNTY
TEXAS