MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS

THE STATE OF TEXAS	§
COUNTIES 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 Winstead PC, 600 W. 5th Street, Suite 9000, Austin, Texas 78701 at 3:00 p.m. on June 18, 2026, and the roll was called of the members of the Board to-wit:

Tom Cox	President
Jon Hillis	Vice President
Dale Walker	Secretary
Ashley LaRue	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 Justin Cox, attorney, and Maya Rai, paralegal, of Winstead ("Winstead"), Jorge Diaz of McLennan & Associates, LP ("McLennan & Associates"), the District's Bookkeeper, and Matt Lissak of Kimley- Horn and Associates, Inc. ("Kimley-Horn"), the District's Engineer.

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 26, 2026, Board Meeting. Following a motion by Director Hillis, seconded by Director Walker and unanimously carried, said Minutes were approved as written.

3. Director Geran's Resignation: Mr. Cox noted that Director Geran submitted her written resignation to the Board. Upon motion by Director Cox, seconded by Director Walker and unanimously carried, the Board accepted Director Geran's resignation.

4. Temporary Director: The Board noted that there is currently no temporary director appointed to fill the vacancy created by Director Geran's resignation. As a result, there is one vacancy on the Board.

5. Statement of Officer Form: The Board deferred consideration of this item to a future meeting.

6. Elected Officer: The Board deferred consideration of this item to a future meeting.

7. Texas Open Meetings Act: The Board deferred consideration of this item to a future meeting.

8. District Insurance: Mr. Cox informed the Board that the District does not currently maintain Directors and Officers Liability Insurance. He noted that the Texas Municipal League Intergovernmental Risk Pool does not offer that type of coverage. Mr. Cox stated that he would explore alternative insurance options and present information regarding such options to the Board at a future meeting.

9. McLennan & Associates Engagement Letter: As presented by Mr. Diaz, the Board reviewed an engagement letter with McLennan & Associates to serve as the Bookkeeper for the District. The qualifications of McLennan & Associates and the services to be provided were reviewed and discussed with the Board.

   Upon motion by Director Cox, seconded by Director Walker and unanimously carried, the Board approved the engagement letter with McLennan & Associates for bookkeeping services.

10. Depository Bank: Mr. Diaz informed the Board that McLennan & Associates utilizes Central Bank as the District's depository. He requested authorization to establish the District's operating account and to execute any required account documents, signature cards, and related banking resolutions.

    Upon motion by Director Cox, seconded by Director Walker, and unanimously carried, the Board authorized the establishment of the District's operating account at Central Bank and the execution of all necessary account documents, signature cards, and related banking resolutions.

11. Bookkeeping Report: There was no bookkeeping report presented at this time.

12. Kimley- Horn and Associates, Inc. Engagement Letter: The Board reviewed an engagement letter with Kimley-Horn to serve as the Engineer for the District. The qualifications of Kimley-Horn and the services to be provided were reviewed and discussed with the Board.

    Upon motion by Director Cox, seconded by Director Walker, and unanimously carried, the Board approved the engagement letter with Kimley-Horn, subject to attorney review.

13. Engineering Report: Mr. Lissak reported on the status of development within the District, noting that the floodplain plans have been approved and that grading activities are ongoing. Upon motion by Director Cox, seconded by Director Walker, and unanimously carried, the Board approved the engineering report.

14. Resolution Adopting Prevailing Wage: The Board was then presented with a Resolution Adopting Prevailing Wage Rage Scale for Construction Projects. Upon motion by Director Cox, seconded by Director Walker, and unanimously carried, the Board approved the Resolution Adopting Prevailing Wage Rate Scale for Construction Projects and authorized any filing, as may be necessary, with regard thereto.

15. Order Adopting Electronic Bidding Rules: The Board then considered the Order Adopting Electronic Bidding Rules, which establishes procedures for the electronic submission and handling of bids for the District's construction projects. Upon motion by Director Cox, seconded by Director Walker, and unanimously carried, the Board approved the Order Adopting Electronic Bidding Rules.

16. Annexation of 568 Acres and 179 Acre Tract:

    a. Petition for Addition of Certain Lands of 568 acres: The Board reviewed the Petition for Addition of Certain Lands to the District concerning approximately 568 acres of land proposed for inclusion within the District.

    Upon motion by Director Cox, seconded by Director Walker, and unanimously carried, the Board acknowledged and accepted the Petition for Addition of Certain Lands to the District concerning approximately 568 acres.

b. Petition for Addition of Certain Lands of 179 acres: The Board reviewed the Petition for Addition of Certain Lands to the District concerning approximately 179 acres of land proposed for inclusion within the District.

Upon motion by Director Cox, seconded by Director Walker, and unanimously carried, the Board acknowledged and accepted the Petition for Addition of Certain Lands to the District concerning approximately 179 acres.

c. Order Adding Lands to the District: The Board reviewed the Order Adding Land to the District providing for the inclusion of approximately 568 acres and 179 acres within the District. It was noted that Kimley-Horn will prepare updated metes and bounds descriptions for the annexed tracts, and that the Order will be re-recorded upon completion of the revised descriptions.

Upon motion by Director Cox, seconded by Director Walker, and unanimously carried, the Board approved the Order Adding Land to the District.

17. Amended Order Designating Office Locations: The Order designates certain offices outside the District as public places where meetings of the Board may be held. It was noted that the amendments add the offices of Kimley-Horn and Associates, Inc. and McLennan & Associates as designated offices of the District.

Upon motion by Director Cox, seconded by Director Walker, and unanimously carried, the Board approved the Amended Order Designating Offices Outside the District.

18. Resolution Designing Posting Location: The Board reviewed a Resolution Designating a Posting Location for Meeting Notices and upon motion by Director Cox, seconded by Director Walker and unanimously carried, the Board adopted said Resolution.

19. Order Adopting Fees of Office and Fiscal Year End, etc.: The Board reviewed the Order Adopting Code of Ethics, Travel Expense Policy and Establishment of Maximum Annual Limit of Fees of Office, and Procedures for Selection and Review of Consultants, Policies Concerning the Use of Management Information including the Formation of an Audit Committee, Investment Policy, Selection of a Fiscal Year-End and Certain Other Matters. In connection with review of such policies, Mr. Cox explained various provisions of the Open Meetings Law to the Board as relates to the Board members discussion of District business. In addition, it was confirmed that the Board would select September 30th as its fiscal year end. Following a full review, upon motion by Director Cox, seconded by Director Walker and unanimously carried, the Board approved such Order.

20. Order Establishing Records Management Program: The Board reviewed the Order Establishing Records Management Program and Appointing Records Management Officer. Following a full review, upon motion by Director Cox, seconded by Director Walker and unanimously carried, the Board approved said Order.

21. Resolution Establishing Regular Meeting Date, Time, and Place: The Board reviewed the Resolution Establishing Regular Meeting Date, Time, and Place. Upon motion by Director Cox, seconded by Director Walker, and unanimously carried, the Board approved the Resolution establishing the third Thursday of each month at 3:00 p.m. as the regular meeting date and time of the Board.

22. Authorizing Filings Relating to Water and Wastewater Facilities: No action was taken on this item.

23. Attorney Report: Mr. Cox discussed the District's anticipated November election, including a potential confirmation and tax election. He also discussed anticipated utility services to be provided within the District.

24. Calendaring: The Board noted that the next meeting of the District will be held on July 23, 2026, at 3:00 p.m. at the offices of Winstead PC.

25. 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 23rd of July 2026.

GARFIELD MUNICIPAL UTILITY DISTRICT NO. 1

Dale Walker
Secretary, Board of Directors

(DISTRICT SEAL)