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 July 14, 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 Dwyer. 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, and Cody Abshire of Si Environmental ("Si Enviro"), operations for the District. Additionally, John Howell of The GMS Group, L.L.C. ("GMS Group"), attended via teleconference.

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 June 9, 2026, Board meeting, and upon motion by Director Bales, seconded by Director Wunsch, said minutes were unanimously approved.

3. The Board then reviewed a summary of the District's annual renewal of insurance and bonds, and Ms. Martinez noted the proposal reflected renewal of the District's directors' and officers' liability policy, directors' bond and crime bond as well as the general liability and excess liability policies, and that no additional coverages were added at this time. Upon motion by Director Bales, seconded by Director Synan, renewal of the District's existing policies was unanimously approved

4. With regard to the Developer report, it was noted that everything in the District is going well.

5. The Board was presented with a Memorandum dated July 10, 2026 with regard to engineering matters ("Engineer's Report"). Mr. Nguyen asked the Board to approve two (2) pay applications and net change orders 1-5, as listed below. Regarding Waterstone Unit E, Mr. Nguyen asked the Board to hold the following pay applications and change orders from Lowden Excavating, LLC contractor: Net Change Orders 1-2 $ 353,382.00, due to change order 2 needing to be

reconciled; and pay application #11 ($ 172,266.65) and pay application #12 ($541,268.90). Mr. Nguyen reported that the total change orders were previously requested for $361,632.00 with pay application #10.

Mr. Nguyen then requested to conduct warranty inspection by Kleinfelder under Doucet MUD engineering services with the Liberty Civil contractor for facilities turn over to MUD operator. Waterstone, Unit D and Phase 1B was completed by Liberty Civil Construction with maintenance bonds issued November 21, 2024 and December 27, 2024, and respectively to expire after two years.

Mr. Nguyen then updated the Board noting that construction of CR 158 continues for phase 1 with contractor Lowden Excavating, LLC reported at 90% complete from the pay application. Waterstone Unit E is under construction with contractor Lowden Excavating, LLC and they reported the project is 94% complete with additional change orders from the pay application. It was noted there was some erosion control issues during prior storms from Unit E and may have potentially caused erosion with MUD 2 detention channel. Mr. Nguyen reported that it will be addressed with the contractor. Waterstone Unit F is under construction with contractor JL Grey Construction, Inc. and it was reported at 11% percent complete from the pay application. The contractor has substantially completed warranty repairs for Waterstone, Phase 1A and was released from warranty by LaSalle MUD 1. Additionally, it was noted that construction plans for Waterstone Unit G and H are being designed and addressing comments by Pape-Dawson engineers.

After a full discussion with the Board, and upon motion by Director Bales and seconded by Director Baldwin, the Board unanimously approved the Engineer's Report, pay applications, change orders, and a warranty inspection by Kleinfelder under Doucet MUD engineering services with the Liberty Civil contractor for facilities when they turn over to MUD operator.

<u>County Road 158, Phase 1:</u>
Pay application No. 18 ($60,333.81);
Net Change Orders No. 1-5 ($282,266.26).

<u>Waterstone Unit F:</u>
Pay application No. 2 ($205,314.34).

6. 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 reported that Mr. Howell received the Appraisal of Property and Certificate of Estimated Appraised Value from Hays County Appraisal District ("HCAD"). There was "bust" in the numbers from HCAD, who apparently has not finalized the Assessed Value. Mr. Howell sent a reminder to HCAD on that issue. Mr. Barrett asked if it was recommended to do a bond if the certified value reaches $30,000,000.00 or $40,000,000.00. Mr. Howell reported that, with such valuation, the District could possibly do a road bond issue potentially around $5,000,000.00 and that it would be advantageous to the District. Finally, it was also noted that they need to get certificate of values by September 1, 2026 or October 1, 2026.

7. Mr. Taack 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 one fund transfer from the TexPool Operating Account to PNC Bookkeeper's Account in the amount of: $21,391.90 for expenditures. Lastly, Mr. Taack asked the Board to approve the insurance renewal for $4,220.00. After a brief discussion, and upon motion by Director Baldwin and

seconded by Director Synan, the Cash Activity Report, insurance renewal, and the disbursement of funds in accordance therewith was unanimously approved.

8. Mr. Abshire then discussed with the Board an Operations Report dated July 10, 2026. Mr. Abshire reported there were no action items for the Board at this time. It was noted that they are designing the storm sewer maintenance plan to adhere to Storm Water Improvement Plan ("SWMP") after District acceptance of facilities. Mr. Abshire reported that there are two builder violations and both have been communicated to Lennar environmental manager: 183 Seabreeze silt fence and storm sewer inlet violation and 225 Seabreeze silt fence violation. After a brief discussion, and upon motion by Director Bales and seconded by Director Wunsch, the Operations Report was unanimously approved.

9. The Board confirmed the next regular meeting date would be August 11, 2026, and there being no further business to conduct, Director Wunsch 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 11th day of August, 2026.

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

(DISTRICT SEAL)