

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 July 13, 2026 at 11:30 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 except Director Rogers and Director Brown. 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 & Douthitt, the District's bookkeepers; and Austin Evetts 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 May 11, 2026 Special Meeting.

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

3. Developer Report: No report for today.
4. Engineering Report: The Engineer reviewed the Engineering Report, which included updates regarding approval of the revised preliminary plan by the Hays County Commissioners Court on July 7, 2026, receipt of GBRA approval on June 18, 2026, and requests for approval of Pay Application No. 4 to JL Gray Construction in the amount of \$177,302.79 and Pay Application No. 5 to JL Gray Construction in the amount of \$108,234.90.

Upon a motion by Director Monsivais-Ochoa, seconded by Director Horsley, and unanimously carried, the Board approved Pay Application No. 4 to JL Gray Construction in the amount of \$177,302.79 and Pay Application No. 5 to JL Gray Construction in the amount of \$108,234.90.

Upon a motion by Director Monsivais-Ochoa, seconded by Director Rogers, and unanimously carried, the Board accepted the Engineer's Report.

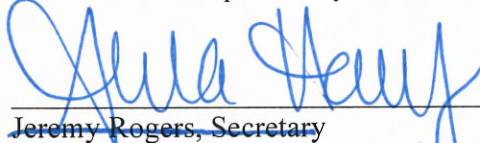
5. Bookkeeping and Cash Activity Report: The Board reviewed the Cash Activity Report and noted that Bott & Douthitt requested approval of the disbursement of director fees, vendor payments, and fund transfers as reflected in the report. The Board further noted that the director fee checks for Directors Rogers and Brown would be voided because they did not attend the meeting, and that additional developer funding would be needed.

Upon motion by Director Horsley, seconded by Director Monsivais-Ochoa and unanimously carried, the Board approved the Cash Activity Report and authorized the disbursement of all vendor payments, fund transfers, and eligible director fees as reflected therein, excluding the director fee checks for Directors Rogers and Brown.

6. Calendaring: The Board tentatively scheduled the next meeting for August 10 at 11:30 a.m.
7. Adjournment: There being no further business to conducted, Director Horsley moved that the meeting be adjourned, which motion was seconded by Director Monsivais-Ochoa, and unanimously approved, and the Board adjourned until further call.

APPROVED AND ADOPTED this 10<sup>th</sup> day of August 2026.

Overlook Municipal Utility District of Hays County

  
Jeremy Rogers, Secretary

  
Amanda Horsky, Asst. Sec.

(DISTRICT SEAL)



THE STATE OF TEXAS

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COUNTY OF HAYS

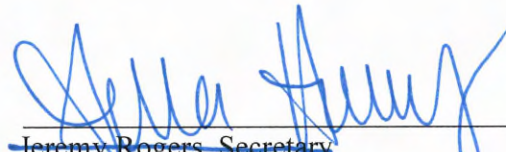
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OVERLOOK MUNICIPAL UTILITY DISTRICT OF HAYS COUNTY

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I, the undersigned Secretary of the Board of Directors of Overlook Municipal Utility District of Hays County, certify that the attached and foregoing is a true and correct copy of the Minutes of the Meeting of the Board of Directors of the District; the original of said Minutes of which is on file in the District's office.

WITNESS MY HAND AND THE OFFICIAL SEAL OF THE DISTRICT this 10<sup>th</sup> day of August, 2026.

  
~~Jeremy Rogers, Secretary~~  
Amande Horsley, Asst. Se.

(DISTRICT SEAL)