MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF HAYS §

ANTHEM MUNICIPAL UTILITY DISTRICT §

The Board of Directors (the "Board" or the "Board of Directors") of Anthem Municipal Utility District (also sometimes referred to herein as the "District") met in regular session, at 140 Monroe Drive, Kyle, Texas 78640 within the boundaries of the District, on July 8, 2026, and the roll was called of the members of the Board to-wit:

Steven Guzzo	President
Justin Saltrev	Vice President
Tim Crawford	Secretary
Michael A. Garemko, Jr.	Assistant Secretary
Ravi DeSantis	Assistant Secretary

All members of the Board were present at the commencement of the meeting, with the exception of Director Guzzo. Also present were Andy Barrett of Barrett & Associates, PLLC ("Barrett & Associates"), attorney for the District, Maya Rai, paralegal, of Winstead PC ("Winstead"), bond counsel for the District, Hank Smith with Atwell, LLC ("Atwell"), engineers for the District, Justin Taack with Bott & Douthitt, PLLC ("Bott & Douthitt"), bookkeepers for the District, and Mario Garcia with Municipal Operations & Consulting, Inc. ("MOC"), the District's operations firm, and David Bemporad with Great Springs. In addition, Clark Wilson representing Kyle 150, LP, an owner and developer of land within the District, was present as well.

1. The Board called for public communications and comments, and there being none, the Board proceeded on with the agenda.

2. The Minutes from the Board's June 10, 2026 regular meeting were presented for review and approval. Following a motion by Director DeSantis, seconded by Director Saltrev and unanimously carried, said Minutes were approved after being amended.

3. Regarding the report from Assessments of the Southwest, Inc., it noted that there was nothing to discuss at such time.

4. With regard to a developer's report, Mr. Wilson noted there was nothing to discuss at such time.

5. The Board then reviewed Atwell's July 8, 2026 Engineer's Summary ("Engineer's Report") for construction and status of the separate construction projects currently underway along with recommendations for related pay applications, as applicable.

Mr. Smith reported that Hays County is conducting a survey and Anthem is working with the City of Kyle to execute a trail easement plan. It was also noted that the trail needs to be a public bid. Mr. Smith also noted that Atwell and RVI are working with Great Springs to create the trail and noted that the fee is in the grant. Mr. Smith asked the Board to approve hiring Great Springs to continue the work on the trail. After a full discussion, and upon motion by Director Garemko, seconded by Director DeSantis, the Board unanimously approved hiring Great Springs to work with Atwell and RVI on the trail.

Mr. Smith then asked the Board to approve the pay application and change orders listed below. It was also reported that the original contract was for $2,391,199.45 and the current amount is $2,436,638.86. After a full discussion, and upon motion by Director Crawford, seconded by Director Saltrev, the Board unanimously approved the five pay applications and three change orders listed below.

After a brief discussion, and upon motion by Director Crawford, seconded by Director Saltrev and unanimously carried, the Board approved the Engineering Report.

RM 150 Left Turn Lane and Deceleration Lane:
Pay Application No. 2 – ($12,522.60);
Pay Application No. 3 – ($0.00);
Pay Application No. 4 – ($20,119.40);
Pay Application No. 5 – ($40,895.47);
Pay Application No. 6 – ($105,957.00);
Change Order No. 1 – ($31,198.85);
Change Order No. 2 – ($12,244.63);
Change Order No. 3 – ($1,995.93).

6. With regard to any additional water and sewer related agreements or, easements or conveyances to the City of Kyle or City of Mountain City or other related matters, or any matters related to the issuance of bonds or related matters, Mr. Barrett reported that the City of Kyle mediation will not be August 11 and will now be September 22-24 or 29-20 due to a scheduling conflict. Additionally, Mr. Barrett reported that they are still waiting for response from the Hays County Tax Assessor-Collector.

7. The Board moved to the July 8, 2026 Accounting Report, and it was noted that action was needed by the Board related to director and vendor payments as well as one fund transfer in the amount of $61,405.40 from the District's TexPool Operating Account to the Cadence Bank Bookkeeper's Account. Additionally, it was reported that 98% of taxes have been collected. Upon motion by Director Saltrev, seconded by Director Crawford, the Board unanimously approved the Accounting Report and disbursement of funds, transfer and payments in accordance therewith.

8. Discuss and consider authorizing the District to transition tax assessment and collection services to the Hays County Tax Assessor-Collector, and take any necessary action related thereto. Item 8 was discussed under item 6, the attorney report.

9. Regarding the Operations Report, Garcia noted there was nothing to discuss at such time.

10. Hear report from Texas Disposal Systems regarding solid waste collection services within the District and take any necessary action with respect thereto. There were no updates and the Board moved to item 11.

11. Regarding a report from Aquatic Features as to pond remediation and maintenance, there was nothing to discuss at such time and everything looks good.

12. With regard to the Sunscape report, it was noted that there was nothing to discuss at such time.

13. Discuss and take possible action regarding The Great Springs Project, as relates to the District. Discussion centered on conveying the trail to Great Springs and the possibility of an easement to the District.

14. The Board then discussed and confirmed their next regular meeting date of Wednesday, August 12, 2026, and there being no further business to conduct, Director DeSantis moved that the meeting be adjourned, which motion was seconded by Director Garemko and unanimously approved, and the Board adjourned until further call.

APPROVED AND ADOPTED this 12th day of August, 2026.

Tim Crawford, Secretary
Board of Directors
Anthem Municipal Utility District

(DISTRICT SEAL)

