

MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF HAYS §

CROSSWINDS MUNICIPAL UTILITY DISTRICT §

The Board of Directors (the "Board" or "Board of Directors") of Crosswinds Municipal Utility District (the "District") met in regular session, open to the public, on August 12, 2026 at 5701 West William Cannon Drive, Austin, Texas, an office of the District outside the boundaries of the District, and the roll was called of the members of the Board to-wit:

Amy Laine	President
Lee Weber	Vice President
Elizabeth P. Edwards	Secretary
Anthony Dell'Abate	Assistant Secretary
Kathleen Kutac	Assistant Secretary

All members of the Board were present at the commencement of the meeting. All members participating in person at the time a vote was taken voted on all matters that came before the Board. Also present were Andy Barrett with Andy Barrett & Associates, PLLC ("Barrett & Associates"), general counsel for the District, Maya Rai, paralegal, with Winstead PC, bond counsel for the District, Ronnie Moore with Carlson, Brigrance & Doering, Inc. ("CB&D"), engineer for the District, Cody Abshire with SiEnvironmental, LLC ("SiEnvironmental"), the District's operations firm, Justin Taack with Bott and Douthitt, PLLC ("Bott & Douthitt"), the District's bookkeeping firm, and Tyler Lambourne with Sunscape Landscaping, Trevor Konopha with The GMS Group, Financial Advisor, who attended via telephone.

1. The Board called for public communications and comments. Hearing none, the Board continued on to the next item of business.

2. The Board acknowledged receipt of a copy of the Minutes of the Board's July 8, 2026 regular meeting, and following a review and motion by Director Dell'Abate, seconded by Director Kutac and unanimous approval, said Minutes were approved as written.

3. Mr. Taack then discussed an updated proposed Operating Budget for the upcoming fiscal year of October 1, 2026 to September 30, 2027, as prepared by Bott & Douthitt. The Board then reviewed and discussed the new proposed budget, determining that expenses remain relatively the same with a \$100,000 positive revenue.

4. The Board then reviewed an engagement letter from McGrath & Co., the District's auditor, in connection with the District's annual audit. After discussion, and upon motion by Director Weber, seconded by Director Dell'Abate, the Board unanimously approved the

engagement letter with McGrath & Co.

5. The Board then confirmed receipt from the Hays Central Appraisal District (“HCAD”) of the District’s certified tax roll for 2026, and it was noted that certified values came in at \$387,000,000 certified, and \$9,600,000 not certified, with an estimate of pending taxable value of approximately \$396,000,000. Please refer to the attached certification report from Hays Central Appraisal District as of July 17, 2026. After a brief discussion, and upon motion from Director Laine, seconded by Director Edwards, the Board unanimously recognized receipt of the District’s certified tax roll for 2026.

6. The Board adopted the Financial Advisor’s Tax Rate Study and Tax Rate Recommendation, which are attached. Mr. Konopka recommended that the District publish and set a total tax rate of \$0.90 for 2026, comprised of an Operations and Maintenance tax rate of \$0.19, a Utility Debt Service tax rate of \$0.40, and a Road Debt Service tax rate of \$0.31. It was noted that, per the District’s Truth in Taxation calculations, the recommendations would not create any exposure to a rollback election. Mr. Konopka reported that the District will be levying a tax against approximately \$396,000,000 of taxable value this year, an increase from approximately \$370,000,000 in the prior year, primarily due to the homebuilding program in the District. Per Hays CAD, approximately \$387,000,000 of taxable value is presently on the certified tax roll, with an additional approximately \$9,000,000 anticipated from the uncertified roll. The average homestead taxable value in the District decreased to \$337,459 this year from \$344,065 last year. Additionally, Mr. Konopka reviewed the key assumptions used in the Debt Service Cash Flow, including the proposed issuance of \$5,800,000 Series 2026 Utility Bonds. After a full discussion, and upon motion by Director Weber, seconded by Director Dell’Abate, the Board unanimously approved the Tax Rate Study and publication of the tax rate recommendation for 2026.

7. The Board reviewed the Truth-in-Taxation (“TNT”) Worksheet. Upon motion by Director Laine, seconded by Director Edwards, the Board unanimously approved the Tax Rate Worksheet and authorized publication of same.

8. The Board reviewed the proposed Notice of Public Hearing on Tax Rate and recommended that the tax rate hearing be held on September 9, 2026. Upon motion by Director Weber, seconded by Director Kutac and unanimously carried, the Board approved publication of the Notice of Public Hearing on Tax Rate and called the hearing for September 9, 2026.

9. The Board reviewed the initial draft of the proposed Operations Budget for 9/30/2027 fiscal year end. After a full discussion, and upon motion by Director Weber, seconded by Director Kutac, the Board unanimously approved the initial draft of the proposed Operations Budget for 9/30/2027 fiscal year end.

10. It was noted that there was nothing to report from the developer with regard to taking any necessary action pertaining to the existing developer reimbursement agreement, or any needed amendments or assignments thereof, as well as any related resolutions approving the same.

11. It was noted that there was nothing to report from the engineer with regard to reviewing bids received, status of contract awards, authorizations for additional contract advertisements, reviewing and approving of any needed plat approvals, pay applications or change orders under existing contracts, partial or final acceptance of any projects, approving any necessary assignment of easements or conveyance of facilities, reviewing and approving any

recommendations for maintenance and improvement projects and related matters and take necessary action with respect thereto.

12. It was noted that there were no updates or action taken on 2026 Utility Bond Application.

13. Mr. Barrett presented the District's annual insurance proposal from McDonald & Wessendorff Insurance for the necessary bonds for the directors and public employees of the District, as well as directors' and officers' liability insurance. Following discussion, upon motion by Director Kutac, seconded by Director Edwards, the Board unanimously approved and accepted the insurance proposal and bonds as presented.

14. Mr. Taack then reviewed an Accounting Report, including payment of District routine operating expenses, tax collections, fund transfers and bond payments, and approve any additional authorizations, as may be needed, regarding bookkeeping matters, including but not limited to, approval of any collateral related agreements or the opening of any new accounts, as reflected therein. Mr. Taack asked for approval of director and vendor payments as well as five fund transfers: TexPool Operating Account to Cadence Bookkeeper's Account for \$35,000; TexPool Tax Account to TexPool Operating Account for \$7,436.97; TexPool Tax Account to TexPool Debt Services-Utility Account for \$4,957.97; TexPool Debt Service-Utility Account to TexPool Operating Account for \$12,795.17; and TexPool Tax Account to TexPool Debt Service-Road Account for \$5,000.00. Upon motion by Director Edwards seconded by Director Weber and unanimously carried, the Board approved the Accounting Report which included director and vendor payments, expenditures, insurance, and fund transfers, all as set out therein.

15. With regard to the Sunscape Landscaping Report for the District, Mr. Lambourne reported that the District received approval for tree and root removal, Live Oak and Texas Redbud installation, and necessary irrigation, alterations, repairs and adjustments for Trail repairs in the amount of \$4,824.47. After discussion, and noting that the timeline will be reviewed in upcoming months, and upon motion by Director Dell'Abate seconded by Director Weber, the Board unanimously approved.

16. With regard to an Operations Report for the District, Mr. Abshire reported the MUD signage at the front of community has been replaced as per District Engineer request in regard to bond application, and recommend the installation of "No Trespassing" signs on Phase 1 Pond. After discussion, and upon motion of Director Edwards, seconded by Director Dell'Abate, the Board unanimously approved the installation of "No Trespassing" signs.

17. It was then confirmed that an Executive Session to consult with attorney regarding pending litigation matters, contemplated litigation matters, and other legal matters relating to agenda items in accordance with Texas Government Code § 551.071 was not needed.

18. It was then confirmed that reopening the meeting and taking necessary action with regard to matters discussed in Executive Session was not needed.

19. It was then confirmed that an Executive Session was not needed at this time, and the Board confirmed their next regular meeting date of Wednesday, September 9, 2026 at the offices of CB&D.

20. There being no further business to conduct, Director Laine moved that the meeting be adjourned, which motion was seconded by Director Weber, and unanimously approved, and the Board adjourned until further call.

APPROVED AND ADOPTED this 9th day of September, 2026.



Elizabeth P. Edwards, Secretary
Board of Directors
Crosswinds Municipal Utility District

(DISTRICT SEAL)

