

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 August 11, 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 and Director Synan. 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, Mike Schroeder with Tack Development, Ltd., developer for the District, and Cody Abshire of Si Environmental ("Si Enviro"), operations for the District.

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 July 14, 2026, Board meeting, and upon motion by Director Wunsch, seconded by Director Bales, said minutes were unanimously approved.

3. With regard to the Developer report, Mr. Luft reported that he had a conversation with the City of Kyle ("CoK") about reusing the water parts that were already installed so they can reuse the water and storage facility. The builders are also talking about the future of Waterstone.

4. The Board confirmed receipt from the Hays Central Appraisal District ("HCAD") of the District's certified tax roll for 2026, which is attached to the minutes. It was noted that assessed value was certified at \$32,341,323.00. After a brief discussion, and upon motion by Director Wunsch, seconded by Director Bales, the Board unanimously approved and confirmed receipt from the HCAD of the District's certified tax roll for 2026.

5-6. The Board adopted the Financial Advisor's Tax Rate Study and Tax Rate Recommendation, which are attached. In summary, the financial advisor's Tax Rate Study and tax rate recommendation for 2026, Mr. Howell recommended the District publish and set a total tax rate of \$0.95 this year, with that being all Operations and Maintenance. Per Hays County Appraisal

District and the Hays County Tax Office, the 2026 average homestead taxable value in the District is \$288,294.00. Per the District's Truth in Taxation calculations, it was noted that the above recommendations would not create any exposure to a rollback election. After a full discussion, and upon motion by director Bales, seconded by Director Wunsch, the Board unanimously approved the Tax Rate Study and publication of the recommended tax rate for 2026.

7. The Board then reviewed an initial draft of the proposed Operations Budget for the 9/30/27 fiscal year-end, and Mr. Taack requested to defer this item and adopt at the next Board Meeting.

8. The Board reviewed the tax rate worksheet and proposed Notice of Tax Rate Hearing, voted on the proposed tax rate and authorized publication of final Notice and any necessary filings thereof. Mr. Howell reported that the tax rate worksheet is published to the public. Also, it was noted this item was previously discussed during item 5 above. Upon motion by Director Bales, seconded by Director Baldwin, the Board unanimously approved the tax rate worksheet.

9. The Board was presented with a Memorandum dated August 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 1-2, as listed below. Regarding Waterstone Unit E, Mr. Nguyen asked the Board to approve pay application #10 due to being reconciled/ corrected to accept from Lowden Excavating, LLC contractor. Regarding Waterstone Unit F, Mr. Nguyen asked the Board to approve net change order 1 and pay applications 3 and 4. Mr. Nguyen then updated the Board noting that Waterstone Unit F is under construction with contractor JL Grey Construction, Inc., and reported that it is 48% percent complete per the last available pay application.

After a full discussion with the Board, and upon motion by Director Wunsch and seconded by Director Bales, the Board unanimously approved the Engineer's Report, pay applications, and change orders.

Waterstone Unit E:

Net Change Orders No. 1-2 (\$353,382.00).

Waterstone Unit F:

Net Change Orders No. 1 (\$7,919.50);

Pay application No. 3 (\$863,553.69);

Pay application No. 4 (\$281,080.10).

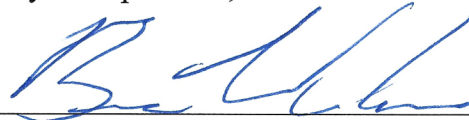
10. With regard to any additional water and sewer related agreements, easements, assignments, rights-of-way, related cost sharing agreements, or other related matters, Mr. Barrett reported there was nothing to discuss at such time.

11. Mr. Luft 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. Luft also the Board for one fund transfer from the TexPool Operating Account to PNC Bookkeeper's Account in the amount of: \$41,321.14 for expenditures. After a brief discussion, and upon motion by Director Wunsch and seconded by Director Baldwin, the Cash Activity Report and the disbursement of funds in accordance therewith was unanimously approved.

12. Mr. Abshire then discussed with the Board an Operations Report dated August 11, 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 and there is a scheduled inspection with District Engineer for August 14. Mr. Abshire reported that there is one builder violation and it has been communicated to Lennar environmental manager: 163 Seabreeze silt fence and storm trash box 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 September 8, 2026, and there being no further business to conduct, Director Wunsch moved that the meeting be adjourned, which motion was seconded by Director Baldwin, and unanimously approved, and the Board adjourned until further call.

APPROVED AND ADOPTED this 8th day of September, 2026.



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

(DISTRICT SEAL)

