MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

CREEDMOOR MUNICIPAL UTILITY DISTRICT §

The Board of Directors (the "Board" or the "Board of Directors") of Creedmoor Municipal Utility District (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, at a designated office of the District outside the boundaries of the District on September 10, 2026, and the roll was called of the members of the Board to-wit:

Joe Regalado	President
Bryon Brown	Vice President
Heron Salinas	Secretary
Charles Thompson	Treasurer/Asst. Secretary
Michael DeBonis	Assistant Secretary

All members of the Board were present at the commencement of the meeting except Director DeBonis 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 Andy Barrett of Barrett & Associates, PLLC, Maya Rai, paralegal, of Winstead PC, Hieu Nguyen of Doucet & Associates, Inc., engineers for the District, Cody Abshire of Si Environmental, operations for the District, Justin Taack of Bott & Douthitt, PLLC ("Bott & Douthitt"), bookkeepers for the District, and Eric Willis and Doug Goss of Davaus Three LP, representing the owner and developer of lands within 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 acknowledged receipt of the Minutes of Meeting of the Board of Directors conducted on August 13, 2026, and following a full review and upon motion by Director Thompson, seconded by Director Regalado and unanimously carried, the Board approved such Minutes as written.

3. The Board reviewed the formal Notice of Public Hearing on Tax Rate that had been published as well as posted on the Hays County website as well as the District's website, as required by law, and called the hearing to order at 10:30 am in accordance with such Notice and upon motion by Director Thompson, seconded by Director Salinas and unanimously carried, the Board opened the

Public Hearing. It was reported there was no comment. Director Salinas moved to close the hearing; such motion was seconded by Director Thompson and unanimously carried. The hearing was adjourned at 10:31 am.

4. Mr. Taack then discussed the proposed Operating Budget for the upcoming fiscal year of October 1, 2026 to September 30, 2027, as prepared by Bott & Douthitt. It was noted that the budget should be increased to $60,000.00 for the year since the developer funded $5,000.00 a month. Mr. Nguyen then asked to update the operations budget because he submitted his invoices late. The monthly engineering fees are increasing from approximately $4,000.00 to $5,000.00 due to anticipated future bond work. Following a thorough review and discussion, upon motion by Director Salinas, seconded by Director Thompson and unanimously carried, the Board adopted a Resolution Adopting Operations Budget, a copy of which is attached hereto as **EXHIBIT "A"**.

5. Following the approval of the District's operating budget for the District's upcoming fiscal year, the Board reviewed a proposed Order Setting Tax Rates for 2026, and it was noted that such 2026 $0.75 tax rate would cover operations and maintenance, with no debt service component, during the District's fiscal year of October 1, 2026 through September 30, 2027, and that taxes would begin being levied upon adoption of said Order and due by January 31, 2027. Following a full discussion and motion by Director Regalado, seconded by Director Thompson and unanimously carried, the Board approved said Order Setting Tax Rates for 2026, a copy of which is attached hereto as **EXHIBIT "B"**.

6. The Board then considered approval of updated engagement letter with Bott & Douthitt, PLLC and associated rate increase. It was reported that Bott & Douthitt provided their updated engagement letter reflecting increased fees of up to $2,100.00 a month. The increased fees are already reflected in the proposed budget as well. After a full discussion, and upon motion by Director Salinas, seconded by Director Regalado, the Board unanimously approved the updated engagement letter with Bott & Douthitt, PLLC and associated rate increase of up to $2,100.00 a month.

7. Mr. Willis representing the developer reported that 50 homes closed, and there are 97 connections to Creedmoor Water Supply Corporation. It was also noted that MI homes opened a model home. Lastly, it was reported that the builders pay the water bill.

8. Mr. Nguyen then provided the engineering report, a copy of which report is attached as **EXHIBIT ""**. Mr. Nguyen reported that Kleinfelder, Inc merger was effective September 18, 2026 and asked for the following to be updated by MUD records and bookkeeping: contracts from Doucet will be inherited to Kleinfelder, and an updated W-9 and account information for Kleinfelder, Inc. After a full discussion, and upon motion by Director Salinas, seconded by Director Regalado, the Board unanimously approved both the new W-9 and the Engineer's Report.

9. With regard to any additional water and sewer related agreements, easements or assignments with the City, Travis County, water and wastewater service providers or other service providers, and as is such, Mr. Barrett reported there was nothing to discuss at such time.

10. Mr. Taack then discussed the Accounting Report with the Board, noting Bott & Douthitt would need the Board's approval on disbursement of checks related to the director and

vendor payments as well as Bott & Douthitt's bookkeeping fee, all as reflected in said Report. It was also noted that they received developer funding. Upon motion by Director Salinas, seconded by Director Regalado, said Accounting Report and the disbursement of funds in accordance therewith, were unanimously approved.

11. Mr. Abshire gave the Board an update with regard to District operations, and it was noted that visual inspection of the wet pond was completed on 08/13/26 and the landscape maintenance and mowing was completed 08/30/2026. It was also noted that they expanded the maintenance scope to include entry monuments. Mr. Abshire reported that there have been no builder violations. After a full discussion, and upon motion by Director Regalado, seconded by Director Thompson, the Board unanimously approved the Operation's Report.

12. The Board confirmed their next meeting date to be Thursday, October 8, 2026, and there being no further business to conduct, Director Regalado moved that the meeting be adjourned, which motion was seconded by Director Thompson, and unanimously approved, and the Board adjourned until further call

APPROVED AND ADOPTED this 8th day of October 2026.

Heron Salinas, Secretary
Board of Directors
Creedmoor Municipal Utility District

(DISTRICT SEAL)

