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 September 9, 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, Brigance & 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; Greg Rich, developer with CF CSLK Xwind, LLC; and Tyler Lambourne with Sunscape Landscaping.

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 August 12, 2026 regular meeting, and following a review and motion by Director Weber, seconded by Director Edwards and unanimous approval, said Minutes were approved as written.

3. The public hearing was opened at 1:02 pm and closed at 1:03 pm. No motion or action was necessary in connection with this item.

4. The Board reviewed and approved the Resolution Adopting Operating Budget for the District for the period of October 1, 2026 through September 30, 2027 in the amount of $109,040. Upon motion by Director Weber, seconded by Director Edwards, the Board unanimously approved the operating budget.

5. The Board then reviewed and approved the Resolution adopting the Debt Service Budget for the district for the period of October 1, 2026 through September 30, 2027. Upon motion by Director Laine, seconded by Director Weber, the Board unanimously approved the debt service budget.

6. The Board then considered and adopted the Order Setting Tax Rates for 2026 of a total tax rate of $0.90, with that being comprised of an Operations and Maintenance tax rate of $0.19, Utility Debt Service tax rate of $0.40, and a Road Debt Service tax rate of $0.31. Upon motion by Director Weber, seconded by Director Edwards, the Board unanimously approved, and authorized the order to be sent to the county.

7. The Board then reviewed and discussed the updated engagement letter with Bott & Douthitt, PLLC, reflecting an associated rate increase. Upon motion by Director Weber, seconded by Director Laine, the Board unanimously approved the updated engagement letter, which includes the rate increase.

8. The Board then heard a Developer Report from Mr. Rich, who reported that home sales have been slow, with three homes sold in July 2026 and two homes sold in August 2026, at an average home price of approximately $420,000. Mr. Rich noted that while there is a lack of sales quantity, home prices have remained generally consistent, and he also discussed the possibility that the home builder may offer additional interest-rate incentives, which would support and encourage sales. It was noted that no action was necessary at this time.

9. It was noted that there was nothing to report from the Engineer at this time. It was further noted that no action was necessary at this time.

10. It was noted that there was nothing to report regarding the Utility Bond at this time. It was further noted that no action was necessary at this time.

11. The Board then heard the Attorney Report from Mr. Barrett, who explained that the District received an offer from the City of Kyle regarding the water rates, but the proposed terms were not acceptable. He reviewed the offer and counteroffer with the Board. Andy also explained that Anthem MUD and LaSalle MUD, which are also involved in the matter, would generally follow Anthem's direction regarding whether to continue with litigation or pursue settlement. Andy explained that, in his opinion, the District should pursue settlement and seek a rate closer to the original contractual structure. The discussion included a rate of approximately 1.2x the in-city rate, compared with the substantially higher rate the District is currently being charged. The District would also seek reimbursement from the City in the form of credits. Andy noted that David Tuckfield, who is assisting with the matter, generally agrees with this approach. Andy also discussed the analysis from Joy Joyce, the District's expert, including concerns regarding the depreciation assumptions used by the City in developing its offer. The offer and counteroffer memoranda are confidential, so I did not include them in the Board Packet. It was noted that no action was taken at this time.

12. The Board then reviewed the Accounting Report, including payment of district routine operating expenses, tax collections, fund transfers, bond payments, and any additional authorizations regarding bookkeeping matters. It was noted that there were no checks that needed to be voided, and no applications needing approval. Upon motion by Director Edwards, seconded by Director Laine, the Board unanimously approved the Accounting Report.

13. The Board then heard a landscaping report from Mr. Lambourne, who mentioned that the District may need to perform some trail work in the near future, however, this issue was not included in Mr. Lambourne's current report, and he has not yet determined the anticipated costs of potential trail work. It was noted that no action was necessary at this time. Upon motion by Director Edwards, seconded by Director Laine, the Board approved the Sunscape Landscaping Report.

14. The Board then heard the Operations Report from Mr. Abshire, who requested authorization for up to $8,000 in concrete repairs to cover approximately ten damaged concrete panels, which would require approximately one concrete truck per ten panels of repair. Upon motion by Director Edwards, seconded by Director Dell'Abate, the Board approved the authorization of up to $8,000 for the repairs.

15. It was noted that there was no need to convene an Executive Session at this time.

16. No action was necessary in connection with Item 15.

17. The Board then discussed and confirmed their next regular meeting date of Wednesday, October 14, 2026, at 1:00 pm, at the offices of CB&D.

18. There being no further business to conduct, Director Kutac 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 14th day of October, 2026.

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

(DISTRICT SEAL)

