

MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF HAYS §

OVERLOOK MUNICIPAL UTILITY DISTRICT OF HAYS COUNTY §

The Board of Directors (the "Board" or the "Board of Directors") of OVERLOOK MUNICIPAL UTILITY DISTRICT OF HAYS COUNTY (also sometimes referred to herein as the "District") met in special session at Gray Engineering Inc., 8834 N. Capital of Texas Hwy., #140, Austin 78759 on August 10, 2026 at 11:30 a.m., and the roll was called of the members of the Board to-wit:

Nicholas Brown	President
Dante Monsivais-Ochoa	Vice President
Jeremy Rogers	Secretary
Amanda Horsley	Assistant Secretary
Daniel Duffy	Assistant Secretary

All members of the Board were present except Director Rogers. All directors present at the time a vote was taken voted on all items that came before the Board. Also present were Matt McPhail, attorney and Vicki Hahn, paralegal, of Winstead PC ("Winstead"); Richard Rychlik and Monica Dolezal of Gray Engineering, Inc.; Tyler Douthitt of Bott & Douthitt, the District's bookkeepers; and Austin Evetts, Stephen Plevak and Ethan Wong representing the owner and developer of lands within the District ("Developer").

1. Public Comment: Mr. McPhail called for Public Comment. Hearing none, the Public Comment session was closed, and the Board proceeded to the next item of business.
2. Meeting Minutes: The Board reviewed the Minutes from the July 13, 2026 Special Meeting.

Upon motion by Director Brown, seconded by Director Monsivais-Ochoa and unanimously carried, said Minutes were approved as written.

3. FYE 2027 Operating Budget: The Board reviewed the proposed budget for the fiscal year ending September 30, 2027 and the Resolution Adopting the Operating Budget. Mr. Douthitt reviewed the budget and noted that it is a bare bones budget and the District is relying on Developer advances.

Upon motion by Director Monsivais-Ochoa, seconded by Director Brown and unanimously carried, the Board adopted the Resolution Adopting the Operating Budget.

4. Developer Report: Mr. Evetts stated that he had no updates and deferred to Ms. Dolezal for any updates in the District.

5. Engineering Report: The Engineer reviewed the Engineering Report, which included updates regarding approval of Pay Application No. 6 to JL Gray Construction in the amount of \$34,585.65 to JL Gray Construction.

Upon a motion by Director Horsley, seconded by Director Monsivais-Ochoa, and unanimously carried, the Board approved Pay Application No. 6 to JL Gray Construction in the amount of \$34,585.65.

Upon a motion by Director Monsivais-Ochoa, seconded by Director Horsley, and unanimously carried, the Board accepted the Engineer's Report.

6. Bookkeeping and Cash Activity Report: The Board reviewed the Cash Activity Report and noted that Bott & Douthitt requested approval of the disbursement of director fees, vendor payments, and fund transfers as reflected in the report. The Board further noted that the director fee check for Directors Rogers would be voided because he is not in attendance at this meeting, and that additional developer funding would be needed.

Upon motion by Director Monsivais-Ochoa, seconded by Director Duffy and unanimously carried, the Board approved the Cash Activity Report and authorized the disbursement of all vendor payments, fund transfers, and eligible director fees as reflected therein, excluding the director fee check for Directors Rogers.

7. Calendaring: The next Board meeting will be scheduled as needed.
8. Adjournment: There being no further business to conducted, Director Monsivais-Ochoa moved that the meeting be adjourned, which motion was seconded by Director Duffy, and unanimously approved, and the Board adjourned until further call.

APPROVED AND ADOPTED this 13th day of October 2026.

Overlook Municipal Utility District of Hays County


Jeremy Rogers, Secretary

(DISTRICT SEAL)



THE STATE OF TEXAS

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COUNTY OF HAYS

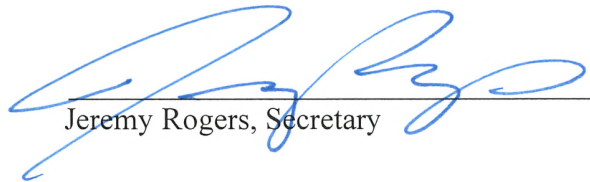
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OVERLOOK MUNICIPAL UTILITY DISTRICT OF HAYS COUNTY

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I, the undersigned Secretary of the Board of Directors of Overlook Municipal Utility District of Hays County, certify that the attached and foregoing is a true and correct copy of the Minutes of the Meeting of the Board of Directors of the District; the original of said Minutes of which is on file in the District's office.

WITNESS MY HAND AND THE OFFICIAL SEAL OF THE DISTRICT this 10th day of August, 2026.


Jeremy Rogers, Secretary

(DISTRICT SEAL)

