MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS
OF WILLIAMSON-TRAVIS COUNTIES
MUNICIPAL UTILITY DISTRICT NO. 1

26 August 2026

STATE OF TEXAS §
§
COUNTIES OF WILLIAMSON AND TRAVIS §

The Board of Directors (the "Board") of Williamson-Travis Counties Municipal Utility District No. 1 (the "District"), of Williamson and Travis Counties, Texas, met in special session, open to the public at 5:30 p.m. on the 26th day of August 2026, at The Park at Lakeline Oaks located at 1000 Old Mill Road, Cedar Park, Texas 78613, an official meeting place within the boundaries of the District, pursuant to notice duly given in accordance with the law, and the roll was called of the duly constituted officers and members of the Board, to wit:

Beth Jones	President
Hanoi Avila	Vice President/Treasurer
Christopher Rocco	Secretary
David Flores	Assistant Secretary
Carrol Norrell	Assistant Secretary

and all of said persons were present, thus constituting a quorum.

Also present in person were various members of the public, including Tina Flores, Linda Fabre, Tom Vacek, and Steve Bodnarchuk, all residents of the District; Eddie Maldonado and Hilario Villa of U.S. Domestic and Foreign Protection Services, LLC ("USDFPS"), the District's security officer; Darald Berger, and of Inframark, LLC ("Inframark"), the District's Operators; Jacob Valentien and Grant Cabler of Westwood Professional Services, Inc. ("Westwood"), the District's Engineers; and Cole Konopka of Coats Rose, P.C. ("Coats Rose"), the District's Attorneys. Attending the meeting by teleconference were Lisa Rickert and Renee Murphy of Artesian Financial Services, LLC ("Artesian"), the District's Bookkeepers and Corey Howell of The GMS Group, LLC, the District's Financial Advisors.

Agenda Item No. 1: Roll call for Board of Directors.

Agenda Item No. 2: Pledge of Allegiance and moment of silence.

Agenda Item No. 3: Comments and questions from District residents.

Residents discussed the upcoming bond sale, Sage Management, the November Directors Election, ongoing litigation involving the District and residents, and deed restriction enforcement matters. Residents also expressed frustration toward agenda item 8(d).

CONSENT AGENDA ITEMS

Agenda Item No. 4: Bookkeeper's Report, including;

(a) approve bills and invoices;
(b) approve amendment to Bookkeeper's Agreement; and
(c) discuss and approve District's budget for the fiscal year ending September 30, 2027;

Agenda Item No. 5: Minutes of the 15 July 2026 meeting(s);

The Board briefly discussed the bills and invoices. Director Norrell stated that the Bills and Invoices Committee did a thorough review and only suggested withholding an invoice in the amount of $35,834.23 owed to Inframark pending further review. She stated that all other bills and invoices were submitted and reviewed and recommended the Board approve. Director Flores requested additional information on the reasoning Director Norrell had on withholding payment of the $35,824.23 invoice owed to Inframark.

Motion: **Approve payment of the bills and invoices.**

Motion by: **Director Norrell**
Second by: **Director Rocco**

Ayes: **Norrell, Rocco, Avila, Jones**
No: **Flores**

The Board was provided an amendment to the Bookkeeper's Agreement for review. Mr. Konopka reminded the Board that the amendment was first presented at the Board's August meeting and that the Board elected to defer. Directors Norrell and Rocco stated that they had reviewed the amendment and discussed it with Artesian and were satisfied. Director Flores noted that he did not believe an amendment was necessary at this time.

Motion: **Approve amendment to Bookkeeper's Agreement.**

Motion by: **Director Rocco**
Second by: **Director Norrell**

Ayes: **Rocco, Norrell, Avila, Jones**
No: **Flores**

The Board elected to defer the budget discussion until its meeting on September 16.

Next, the Board was presented the minutes of the meeting of July 16, 2026.

Motion: **Approve minutes of July 16, 2026 Board of Directors meeting.**

Motion by: **Director Rocco**
Second by: **Director Jones**

Ayes: **Rocco, Jones, Avila, Norrell**
No: **Flores**

ACTION AGENDA ITEMS

Agenda Item No. 6: Matters related to the sale of the District's $5,810,000 Unlimited Tax and Revenue Bonds, Series 2026 (the "Bonds"), including:

(a) review bids for the purchase of the Bonds;
(b) adopt Order authorizing the issuance and awarding the sale of the Bonds;
(c) adopt Official Statement for the Bonds and authorize printing and distribution of same; adopt resolution regarding same;
(d) authorize the Board of Directors to execute a General Certificate, a Signature Identification and No-Litigation Certificate, and various receipts, certificates, and letters in conjunction with the sale and delivery of the Bonds;
(e) authorize execution of the initial bonds and the definitive bonds;
(f) authorize and execute the Bond Register, Paying Agency, and Transfer Agency Agreement; and
(g) authorize District's consultants to take al necessary steps to ensure the successful closing of the Bonds;

The Board recognized Mr. Howell who reviewed in depth with the Board the bids the District received for its Bonds. He stated that the District had six (6) bidders and that the low bidder, Stifel, Nicolaus & Co., Inc. was the low bidder with a Net Interest Cost of 4.414482. He stated that because the District had an underlying rating of Aa2, one of the highest ratings available, the District's bonds were not purchased with insurance. Thus, Mr. Howell recommends the Board award the bonds to the low bidder, Stifel, Nicolaus & Co., Inc.

Next, Mr. Konopka reviewed with the Board various bond documents related to the sale of the Bonds, including the Order adopting the Bonds, a General Certificate, a No-Litigation Certificate, a Paying Agency Agreement, and initial and definitive bonds. Mr. Konopka briefly described each document and its purpose and responded to questions from the Board. He stated that the next steps are for his office to finalize the Bond Order and various Bond-related documents and to submit a transcript of proceedings to the Texas Attorney General for review and approval. Director Flores reiterated his opinion that the District has funds readily available to pay for the District's major projects and that he is not in favor of the issuance of Bonds.

Motion: Award the Bonds to Stifel, Nicolaus & Co., Inc.; adopt the Order authorizing the issuance and awarding the sale of the Bonds; adopt the Official Statement and authorize printing and distribution of same; approve the General Certificate and No-Litigation Certificate; approve the Paying Agency Agreement; and authorize Coats Rose and the consultants to take all necessary actions to ensure the successful closing of the Bonds.

Motion by: Director Rocco
Second by: Director Avila

Ayes: Rocco, Avila, Norrell, Jones
No: Flores

At this time, Director Rocco requests for the Board to consider agenda item 8(d), adopt Resolution Removing Director from Board of Directors. Director Avila stated that Director Flores lacked in communication regarding his more than fifty percent (50%) absences of the previous

twelve (12) months' Board meetings. Mr. Konopka explained that Chapter 49.052(g) of the Texas Water Code gives the Board the ability to remove a director by unanimous vote if that director has missed one-half or more of the regular meetings scheduled during the prior twelve (12) months. Mr. Konopka presented the Board with the Resolution Removing Board Member, which detailed Director Flores' absences during the previous 12 months. Director Flores questioned the difference between regular Board meetings and special meetings and the facts surrounding changing meetings from regular meetings to special meetings. Mr. Konopka stated that the Resolution stated that Director Flores was absent for nine (9) of the previous sixteen (16) Board meetings, but noted that Director Flores may appeal the Board's decision to the Texas Commission on Environmental Quality.

Motion: **Adopt Resolution Removing Board Member.**

Motion by: **Director Rocco**
Second by: **Director Norrell**

Ayes: **Rocco, Norrell, Avila, Jones**
No: **Flores**

At this time, Director Flores was removed from the Board of Directors. Mr. Konopka stated that he will need to update the District's Registration Form after the appeal period concludes. Mr. Flores sat with the general public.

Agenda Item No 7: Engineer's Report, including:

(a) discuss status of Sanitary Sewer Cleaning and Televising Project;
(b) discuss status of Lead and Copper Rule Revisions Project;
(c) discuss status of Dagama and Sun Chase Park Lift Station Rehabilitations Project;
(d) Infrastructure Committee report, including discuss and decide on sidewalk assessment work order;
(e) discuss Drought Contingency Plan; and
(f) update on other matters, as needed;

Mr. Cabler presented the Engineer's Report to the Board for review and approval. A copy of the Engineer's Report is available on the District's website. He stated that agenda item (a) could be removed from future agendas. Regarding the Dagama and Sun Chase Park Lift Station Rehabilitation Projects, he informed the Board that Westwood was finishing the designs and intends to go out for bid in October. Next, Mr. Cabler stated that the District's Drought Contingency Plan was updated and is posted on the District's website. Mr. Cabler next discussed the District-Wide Sidewalk Assessment, noting that Westwood has completed a first draft and has sent it to the Infrastructure Committee for review. The Board deferred action on the sidewalks for a future meeting.

Mr. Cabler then discussed Inframark conducting commercial grease traps monthly to avoid excessive build up and damage to the District's facilities. Lastly, Mr. Cabler discussed with the Board a drainage issue located near 3105 Pepper Grass. He stated that they had received notification of drainage complaints, but had not yet investigated.

Motion: **Authorize Inframark to inspect commercial grease traps monthly and to amend the District's Rate Order stating same.**

Motion by: **Director Rocco**
Second by: **Director Avila**

Ayes: **All**
No:

Motion: **Authorize Westwood to inspect 3105 Pepper Grass to investigate drainage issues and to report back to the Board.**

Motion by: **Director Rocco**
Second by: **Director Avila**

Ayes: **All**
No:

Agenda Item No 8: New Business, including discuss hiring a Tax Assessor/Collector

(a) registration for AWBD January 2027 Conference;
(b) discuss and approve Christmas Lights within District Parks;
(c) discuss RFP for General Manager and provide updates as needed; and
(d) adopt Resolution Removing Director from Board of Directors;

Director Jones discussed the January 2027 Association of Water Board Directors conference to be held in Austin, Texas and recommended that the directors attend. Next, Mr. Berger informed the Board that to-date he had only received a single quote from Four Seasons to install the District's Christmas lights. The Board requested to defer this item until September. Next, Director Rocco stated that he recommends deferring action related to the hiring of a District General Manager until later this year and requested the item remain on the agenda.

Agenda Item No 9: Operator's Report, including;

(a) report on operation of the District's facilities; and
(b) discuss and authorize park repairs/park improvements;

Mr. Berger presented the Operator's Report for the Board's review, a copy of which is available on the District's website. Mr. Berger reported that June's water accountability was 81%. He also updated the Board on the streetlight survey conducted on July 29, 2026 and noted that one outage was reported to Pedernales Electric Cooperative, Inc. ("PEC"). He then updated the Board on the pond inspections completed between July 10, 2026 and July 20, 2026. Mr. Berger next discussed customer billing and notices, reporting that 87 delinquent letters were mailed, 69 door tags were hung, and 9 disconnects occurred. He also noted that there were no customer requests to report. At this point during discussion, Director Jones requested that the minutes reflect that a member of the general public, Linda Fabre, called Director Jones "stupid" during discussion.

Mr. Berger then discussed a number of items for Board approval, of which can be found on the Operator's Report:

Motion: **Approve Inframark to patch cracked outfall pipes in amount of $367.17.**

Motion by: **Director Norrell**
Second by: **Director Avila**

Ayes: **All**
No:

Motion: **Approve Inframark to regrade Cashell Wood basin and remove sediment and vegetation from same in amount of $3,106.60.**

Motion by: **Director Norrell**
Second by: **Director Rocco**

Ayes: **All**
No:

Motion: **Approve Inframark to remove sediment and perform repair work on trickle channel at Yegua in amount of $1,747.40.**

Motion by: **Director Rocco**
Second by: **Director Norrell**

Ayes: **All**
No:

Motion: **Approve GSquare to install 40-foot of black chain link fence with gate at Yequa Park in amount of $1,500.00.**

Motion by: **Director Norrell**
Second by: **Director Jones**

Ayes: **All**
No:

Motion: **Approve Wastewater Transport Services to clean Dagama and Hatch Lift Stations during normal business hours in amount of $4,425.60.**

Motion by: **Director Norrell**
Second by: **Director Jones**

Ayes: **All**
No:

Motion: **Approve LandCare to perform cleanup of trees and underbrush near Naumann Elementary School in amount of $2,600.00.**

Motion by: **Director Norrell**
Second by: **Director Jones**

Ayes: **All**
No:

Motion: **Approve LandCare to remove tree stumps from Anderson Mill West Park in amount of $500.00.**

Motion by: **Director Norrell**
Second by: **Director Avila**

Ayes: **All**
No:

Motion: **Approve Research Pest Control to perform an initial wasp treatment in attic and exterior of Lakeline Oaks Building in amount of $170.00 and approve quarterly pest services to be performed inside and outside the Lakeline Oaks Building in an amount of $125.00 per visit.**

Motion by: **Director Rocco**
Second by: **Director Norrell**

Ayes: **All**
No:

Lastly, Mr. Berger brought to the Board's attention a streetlight pole on Brighton Bend at Oakshire that is damaged. He stated that M&C Electric provided a quote in the amount of $12,047.00 to remove and install a new streetlight pole. The Board requested additional information and to defer action.

Agenda Item No 10: Committee Assignments and Reports, including;

(a) Parks Committee, including:
i. discuss needed repairs;
(a) Information Management Committee, including website updates;
(b) Budget Committee, Bill and Invoices;
(c) Deed Restriction Committee, Infrastructure Committee, and Security Committee; take action as needed;

The Board previously discussed all repairs needed for the parks. Director Jones said that the Parks Committee was giving out "Yard of the Month" signs and that the public was very receptive. Director Jones requested that the minutes reflect that a member of the general public, Tina Flores, called her "dumb." There were no new updates from the remaining committees.

Agenda Item No 11: Old business, including:

(a) status of ongoing litigation styled Cause No. 25-1224-C480; Williamson-Travis Counties Municipal Utility District No. 1 v. Linda Fabre, Tina Flores, David Flores and Sarah Teale in District Court of Williamson County, Texas; 480th Judicial District;

Director Avila discussed the lawsuit with the general public and encouraged people to not get confused with people misrepresenting the facts related to the lawsuit. He stated that all court-related documents could be found online.

Agenda Item No 11: Attorney's Report, including

Mr. Konopka noted there was nothing to present.

Agenda Item No 12: Convene in executive session pursuant to Texas Government Code, Chapter 551, to discuss matters only relating to pending or contemplated litigation, personnel matters, real estate transactions, or security, if necessary;

The Board convened in executive session at 7:37 pm.

Agenda Item No. 13: Actions related to matters discussed during executive session;

The Board returned to open session at 7:46 pm and took no action.

Agenda Item No 14: Such other matters as may come before the Board, including:

(a) discussion about items to be included on the agenda for future meetings (**next meeting date is 9 September 2026**); and
(b) schedule future meetings as required.

There being no further business to come before the Board, the meeting adjourned.

(SEAL)

Secretary, Board of Directors