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

15 July 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 regular session, open to the public at 5:30 p.m. on the 15th day of July 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, with the exception of Directors Flores and Jones, thus constituting a quorum.

Also present in person were various members of the public, including Tina Flores, Linda Fabre, Tom Morrow, Virginia Campbell, and Tom Vacek, all residents of the District; Eddie Maldonado 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.

CONSENT AGENDA ITEMS

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

(a) approve bills and invoices;
(b) consideration of a proposal to amend the Bookkeeper's Agreement

Agenda Item No. 5: Minutes of the 17 June 2026 meeting(s);

Motion: **Approve Consent Agenda.**

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

Ayes: **All**
No:

The Board was provided an amendment to the Bookkeeper's Agreement for review. Director Norrell requested that the item be deferred to the August meeting.

ACTION AGENDA ITEMS

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

(a) review and approve Preliminary Official Statement for the sale of the District's Bonds;
(b) adopt Resolution Approving Preliminary Official Statement and Authorizing Distribution thereof;
(c) authorize advertisement for sale of Bonds;
(d) consider approving disclosure counsel services agreement with McCall, Parkhurst & Horton LLP; and
(e) authorize consultants to proceed in preparing documents and to take any necessary actions related to the Bonds

The Board recognized Mr. Howell who reviewed in depth with the Board the Preliminary Official Statement (the "POS") and presented the Board with a G-42 Letter, which outlines the duties and obligations owed by The GMS Group, LLC to the District in connection with the sale of Bonds. Mr. Konopka then stated that the Board would award the Bonds at the District's August 26, 2026 meeting and execute additional documents relating to the sale of Bonds. The Board thanked Mr. Howell for his time.

Motion: **Approve the POS, the Resolution Approving the POS and Authorizing Distribution thereof, authorize the advertisement for the sale of Bonds, engage McCall, Parkhurst & Horton LLP as disclosure counsel, and authorize consultants to proceed in preparing documents related to the Bonds**

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

Ayes: **All**
No:

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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; and
(e) discuss Drought Contingency Plan
(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 then updated the Board on the Sanitary Sewer Cleaning and Televising Project, reporting that Westwood has received the final documentation from AIMS. He reminded the Board that Westwood provided additional construction administration services due to construction delays, inadequate sewer televising reports, incomplete pay applications, and missing project close-out documentation. Westwood requested that the Board approve the Change Order to Project Work Order No. 6 for additional services performed by Westwood in the amount of $7,940.00.

Motion: Approve Change Order in amount of $7,940.

Motion by: Director Rocco
Second by: Director Norrell

Ayes: All
No:

Mr. Cabler also updated the Board on the Lead and Copper Rule Revisions, noting that the draft affidavit has been finalized and sent to Trent Christianson and Mr. Konopka for review. Mr. Christianson provided feedback stating that the material composition of the service lines from the water main up to the meter box cannot be verified by the affidavit. Westwood is working with Inframark to obtain documentation of prior service line repairs or work orders for the subdivisions between the water main and the meter box for validation purposes. Westwood is also conducting research to identify any utility contractors who may have constructed the service line from the water main to the meter box.

Mr. Cabler updated the Board on the status of the Dagama and Sun Chase Park lift stations, stating that Westwood is nearing final design and will review it with the Infrastructure Committee when it is ready. He reminded the Board that this project was in the Bond Application Report and would publicly bid it at the appropriate time. Mr. Cabler then presented the Board with the July 8, 2026 Infrastructure Committee Report.

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.

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

(a) Director for Education/Development conference fees

(b) Consider RFP for District Manager
(c) Bookkeeper to present a proposal to process ACH in place of paper checks when applicable

Mr. Konopka discussed with the Board the advantages of the District hiring a private tax assessor/collector. The Board requested that this item be deferred.

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

(a) report on operation of the District's facilities;
(b) discuss and authorize park repairs/park improvements;
(c) review AWBD conference; and
(d) discuss Information Management Commitee

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 77%. He also updated the Board on the streetlight survey conducted on May 15, 2026. No outages were reported to Pedernales Electric Cooperative, Inc. ("PEC"). He then updated the Board on the pond inspections completed between June 4, 2026 and June 10, 2026. Mr. Berger next discussed customer billing and notices, reporting that 123 delinquent letters were mailed, 55 door tags were hung, and 5 disconnects occurred. He also noted that there were no customer requests to report.

Mr. Berger then discussed items for Board approval. First, the Board stated it was not interested in purchasing a defibrillator at this time and that it would revisit at a later date He next discussed, among other things, a CMU wall located near 2318 Little Elm that is in need of repair. He stated that G-Square Consulting provided a quote not to exceed $1,200 to make the repairs.

Motion: **Approve G-Squared proposal NTE $1,200.**

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

Ayes: **All**
No:

Agenda Item No 9: Committee Assignments and Reports, including;

(a) Parks Committee, including discuss needed repairs and:
  i. discuss back-to-school movie in the park;
(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 Rocco stated that the Movie in the Park was scheduled for August 7, 2026 at 7:30pm.

Director Norrell reported that the Information Management Committee was working with Inframark and Touchstone to review the District's website and to determine the best way to condense the material made available online.

The Budget Committee was scheduling to meet before the August meeting to make recommendations and Director Rocco stated that the Deeds Enforcement Committee was happy with Sage Management's work.

Agenda Item No 10: 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 there were no other updates to report.

Agenda Item No 11: Attorney's Report, including

Mr. Konopka presented the Board with a Resolution Declaring Development Status for the 2026 Tax Year. He reminded the Board that the District was classified as a "Developed District" and that the Resolution stated the same. Next, Mr. Konopka presented the Board with an Order Calling Directors Election for the November 2026 Directors Election. He stated that the District would contract with Travis and Williamson Counties for the election. Lastly, Mr. Konopka reminded the Board that the

Motion: **Adopt Resolution Declaring Development Status of District for the 2026 Tax Year.**

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

Ayes: **All**
No:

Motion: **Adopt Order Calling Directors Election.**

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

Ayes: **All**
No:

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 7:27pm.

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

The Board returned to open session at 7:50pm 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 19 August 2026**); and

(b) schedule future meetings as required.

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

WILLIAMSON-TRAVIS COUNTIES MUNICIPAL UTILITY DISTRICT NO. 1
(SEAL)
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Secretary, Board of Directors

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