

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF
TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 2**

December 3, 2025

THE STATE OF TEXAS §
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COUNTY OF TRAVIS §

A meeting of the Board of Directors of Travis County Municipal Utility District No. 2 (the “District”) was held on December 3, 2025 at the offices of Armbrust & Brown, PLLC, 100 Congress Avenue, Suite 1300, Austin, Texas 78701. The meeting was open to the public and notice was given in accordance with the Texas Open Meetings Act. Copies of the Certificates of Posting of the notice are attached collectively as **Exhibit “A”**.

The meeting was called to order at 11:00 a.m., and the roll was called of the members of the Board:

Wilmer Roberts	-	President
Raymond C. Mura	-	Vice President
Tracy T. Johnson	-	Secretary
Daffney A. Henry	-	Assistant Secretary
Sarah Rossig	-	Assistant Secretary

All of the Directors were present except Director Rossig, who arrived later, thus constituting a quorum. Also present in person at the meeting were Dennis Hendrix of Crossroads Utility Services LLC (“Crossroads”), the District’s utility operator; John Barcellona of Jones-Heroy & Associates, Inc. (“JHA”), the District’s engineer; and John Bartram of Armbrust & Brown, PLLC, the District’s general legal counsel. Attending the meeting via telephone conference call were Russ Allison and Dale Strickland representing SG Land Holdings LLC, a developer in the District; Lauren Smith of Public Finance Group LLC, the District’s financial advisor; and Tyler Douthitt of Bott & Douthitt, PLLC, the District’s accountant.

Mr. Bartram announced that he would be moderating the meeting on behalf of the Board, and he stated that the Board would first receive public comment. There being no citizens’ communications or Board member announcements, Mr. Bartram announced that the Board would next consider approving the minutes of the October 1, 2025 Board meeting. After review, upon motion by Director Henry and second by Director Mura, the minutes were approved 4-0.

Mr. Bartram then stated that the Board would consider the Master District and Advisory Committee items on the agenda. Mr. Hendrix first reported that the elevated water storage tanks were full; that water pressures were normal; that water discoloration reports were down; that Metro Water Systems, Inc. (“Metro”) had notified EPCOR that it was ready to take down its remaining contractual water capacity; and that the Participant Districts had, with the support of Metro, reduced watering restrictions from Stage 2 to Stage 1, which he predicted would remain in effect until early next summer. Mr. Hendrix further reported that the work to take additional core samples of the Master District’s 24” water line was still in the process of being scheduled and that the options to address water discoloration would be evaluated further after inspection of those “coupons”.

Mr. Hendrix next updated the Board on wastewater treatment plant operations and the status of the Master District’s 1.0 mgd and 1.5 mgd wastewater treatment plant expansion projects. He stated that, except for a “scare” involving inflow and infiltration following recent

rains, the existing plant was operating well and in compliance with the discharge permit; that the contractor was still working on the substantial completion punch-list; that the project should be fully accepted within the next month or so; and that the engineering work on the 1.5 mgd expansion was progressing. He noted that the 1.5 mgd expansion would include an on-site screw press for sludge processing, which was expected to reduce significantly the cost of sludge hauls.

Mr. Bartram then concluded the Master District and Advisory Committee items by directing the Board's attention to the agenda(s) and minutes from the most recent joint meeting(s) of the Board of Directors of Wilbarger Creek Municipal Utility District No. 2 and the Advisory Committee, which was a recurring agenda item so that the Board could stay informed of the activities of the Master District and Advisory Committee.

Mr. Bartram next announced that the Board would move to the Reports and Related Action Items section of the agenda, and he recognized Mr. Allison for a report from the developer. Mr. Allison reported that Section 18A, which was the last section to be developed in the District, had been paved before Thanksgiving and that vertical home construction was expected to begin during the first quarter of 2026. Mr. Allison then stated that it was his understanding that the District would need to issue two additional installments of bonds in order to fully reimburse the developer, and he asked for an update on the District's proposed Series 2026 bonds. Ms. Smith stated that the bond application was scheduled to be submitted to the Texas Commission on Environmental Quality by the end of December. Mr. Allison asked if Ken Schroeder or JHA was preparing the application. Ms. Smith confirmed that JHA had been engaged to prepare this application. Mr. Allison concluded his report by requesting the latest schedule of events for the bond issue, which Ms. Smith agreed to provide. Mr. Strickland stated that he did not have anything to add. Director Rossig arrived at this time.

Mr. Bartram next recognized Director Johnson for a report on website design and management. Director Johnson reported that there had been no major changes to the District's website. He also reported that he had reviewed the new Americans with Disabilities Act ("ADA") regulations applicable to governmental websites and had determined that the District's website was in compliance as a result of the last update. Mr. Bartram then informed the Board that, due to new ADA website regulations, Wilbarger Creek MUD No. 1's website administrator had notified Wilbarger Creek MUD No. 1 that he no longer desired to support Wilbarger Creek MUD No. 1's website. Mr. Bartram stated that Wilbarger Creek MUD No. 1's board of directors was evaluating the options and had directed him to ask if the Board was interested in combining websites due to the fact that both districts were essentially the same ShadowGlen community. Director Rossig asked Director Johnson to estimate how many hours it would take to combine the websites. Director Johnson estimated 20 to 30 hours, noting that migrating the data and links was the "heavy lift". Director Roberts asked if a separate page could be created on the District's website for Wilbarger Creek MUD No. 1, and Director Johnson confirmed that that could be done. Director Rossig acknowledged that consolidating websites made sense from a community perspective but stated that she wanted to be sure that Director Johnson was willing to undertake the effort. Director Johnson stated that he was willing to do as long as he could be fairly compensated for his time. Mr. Bartram stated that he would report back to the Wilbarger Creek MUD No. 1 board and coordinate with Director Johnson if Wilbarger Creek MUD No. 1 desired to move forward.

Mr. Bartram then stated that the Board would receive a report from the District's utility operator. Mr. Hendrix directed the Board's attention to the General Manager's Report attached as **Exhibit "B"** and reviewed the latest water usage, water accountability, connection, billing, and delinquent accounts reports. He reported that water loss was still estimated at 0% due to the failed master meter. He stated that the failed meter had been replaced in late October and that it would probably take a few billing cycles for the new water loss data to show up in the reports. He

added that he would coordinate with the wholesale water provider to estimate usage based on historic averages for purposes of take-or-pay tracking. He next reported that all facilities were generally operating well; that he had no concerns regarding aged receivables; that there was one write-off for consideration this month in the amount of \$142.98, which was a rental account; that he was coordinating with JHA to locate all of the valves necessary to isolate the District's water system from Wilbarger Creek MUD No. 1's water system; that TexaScapes had completed the initial cleanup of the detention ponds, the cost of which would be shared with Wilbarger Creek MUD No. 1; and that notices of the move to Stage 1 watering restrictions had been mailed to all customers. After discussion, upon motion by Director Mura and second by Director Rossig, the Board voted unanimously to approve the write-off as recommended.

Mr. Hendrix then concluded the operations report by reviewing the correspondence from Travis County requesting the District's participation in the County's Eastern Crescent Water Study. He explained that the project would include a stakeholder engagement plan consisting of a survey, review of existing data, and two stakeholder workshops. He indicated that Wilbarger Creek MUD No. 1 had previously authorized him to respond to the County's request and that, because there was a lot of overlap in the data requested, the effort could be shared. Director Rossig stated that cooperating with the County made sense in the context of regional growth and maintaining good relationships with other governmental entities. Director Johnson stated that the motivation for the County's water study could be to qualify for funding from the State's new water fund. After further discussion, the Board directed Mr. Hendrix to participate in the County's stakeholder engagement plan on behalf of the District.

Mr. Bartram next recognized Mr. Douthitt for purposes of receiving a report from the District's accountant. Mr. Douthitt directed the Board's attention to the accounting report and updated cash activity report attached collectively as **Exhibit "C"** and recommended approval of all Director and vendor payments and fund transfers. He next reviewed the District's latest quarterly investment report, collateral report, tax collection report, and financial statements. He indicated that over 98% of the District's 2024 tax levy had been collected, that the District had ended the 2025 fiscal year \pm \$82,000 ahead of plan, and that his office was in the process of closing out the books for the last fiscal year in preparation for the annual audit. After discussion, upon motion by Director Roberts and second by Director Johnson, the Board voted unanimously to approve the Director and vendor payments and fund transfers, as presented. Director Roberts then asked if the District had been set up to pay the City of Manor's invoices for solid waste and recycling collection services electronically as previously discussed. Mr. Bartram stated that it was his understanding that that was still in process. Director Johnson asked if the late fees on prior solid waste invoices had been waived. Mr. Bartram stated that he would confirm. Director Rossig asked how long the term of the contract was that required the District to receive solid waste and recycling services through the City. Mr. Bartram stated that he would verify. Director Rossig then asked how long the term of a typical solid waste contract was. Mr. Hendrix stated that the trend was toward a term of five-plus years.

Mr. Bartram next recognized Mr. Barcellona for a report from the District's engineer. Mr. Barcellona directed the Board's attention to the memorandum report attached as **Exhibit "D"**, and first reported that no additional pay estimates had been received for ShadowGlen Phase 2, Section 18A. He concluded by reporting that JHA and Crossroads had identified a need for channel maintenance adjacent to the Butler tract, and he recommended that the District engage a surveyor to prepare a topographic survey to assist in the determination of scope and estimated cost of the re-grading effort. Mr. Hendrix noted that the channel was eroding next to the backyard fences along the channel and that the growth of trees and other woody vegetation within the channel was inhibiting proper mowing. He stated that the condition of the channel had become progressively worse over the years and that it was now time to address it. He

recommended a phased approach, beginning with the survey recommended by Mr. Barcellona as well as an initial brush cleanup. Director Rossig recommended that the Board consider a future-looking, long-term plan, not just restoring the channel to original condition, and she stated that she expected to see “good, better, best” alternatives, rather than just a “good enough” plan. After further discussion, upon motion by Director Rossig and second by Director Johnson, the Board voted unanimously to direct Messrs. Barcellona and Hendrix to obtain proposals for a survey of and brush cleanup within the channel for consideration at the Board’s next meeting.

Mr. Bartram next recognized Ms. Smith for a report from the District’s financial advisor. Ms. Smith stated that she had nothing specific to address at this time.

Mr. Bartram stated that the next item on the agenda was a report from the District’s attorney. He advised that there were currently no outstanding developer or consultant directives.

Mr. Bartram next announced that the Board would move to the Other Discussion/Action Items section of the agenda and conclude by reviewing the future meeting schedule. After discussion, the Board agreed that, unless there was a need to meet next month, the January meeting would be canceled and the February meeting would be held as scheduled on February 4th.

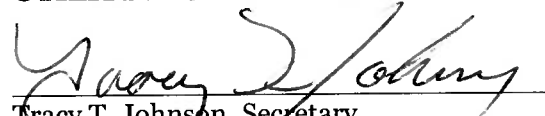
There being no further business to come before the Board, upon motion by Director Roberts and second by Director Mura, the meeting was adjourned at 11:59 a.m.

(Signature page follows.)

(SEAL)



**TRAVIS COUNTY MUNICIPAL
UTILITY DISTRICT NO. 2**


Tracy T. Johnson, Secretary
Board of Directors

Date: February 4, 2026