

MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS

THE STATE OF TEXAS §
COUNTY OF HAYS §
LASALLE MUNICIPAL UTILITY DISTRICT NO. 1 §

The Board of Directors (the "Board" or the "Board of Directors") of LaSalle Municipal Utility District No. 1 (also sometimes referred to herein as the "District") met in regular session, open to the public, at 7401 B. Hwy. 71 West, Suite 160, Austin, Texas, a designated office outside the District, on April 13, 2023, and the roll was called of the members of the Board to-wit:

Kristi LaRue	President
Eric Willis	Vice President
Chuck Kaufman	Secretary
Douglas J. Goss	Treasurer/Asst. Secretary
John Christopher Gee	Asst. Secretary

All members of the Board were present at the commencement of the meeting, except Director Gee and Director Goss. The record shall reflect Director Gee entered the meeting under item 10 herein. All directors present at the time a vote was taken voted on all items that came before the Board. Also present were Andy Barrett of Barrett & Associates, PLLC ("Barrett & Associates"), attorney for the District, Kimberly Studdard, paralegal of Winstead PC ("Winstead"), Keith Young of Doucet & Associates, Inc. ("Doucet"), engineers for the District, and Justin Taack with Bott & Douthitt, PLLC ("Bott & Douthitt"), bookkeepers for the District. Additionally, Blake Reed with TACK Development, Ltd. ("TACK Development"), and Mike Schroeder with LaSalle Holdings, Ltd. ("LaSalle Holdings"), representing owners and developers of lands within the District, were in attendance as well.

1. The Board called for public communications and comments, however, none being heard, the Board moved on to the next item of business.

2. The Board confirmed receipt of the Minutes from the March 9, 2023 regular Board meeting, and upon motion by Director Willis, seconded by Director LaRue, said minutes were unanimously approved.

3. With regard to a developer's report, Mr. Reed noted construction is moving along nicely and that they are working to annex approximately 70 acres of land into the District, which will be used for industrial purposes.

4. The Board was presented with a Memorandum, dated April 13, 2023, for construction and status of the three (3) construction projects currently underway by JL Gray Construction, Inc. ("JL Gray"), which Memorandum is attached hereto as **EXHIBIT "A"**. It was noted that there were no pay applications or change orders for approval by the Board at such time.

It was noted that Phase 1A is expected to be complete in late May/early June 2023 and that lift station construction should commence within roughly 60 days.

5. The Board was then presented with two separate Drainage Easements from DRP TX 3, LLC and Waterstone Land Partners, Ltd. to the District, and it was noted that the forms had been approved by each of the aforementioned landowners and that counsel was simply awaiting receipt of the original signature pages from each of their authorized signatories. Upon motion by Director Willis, seconded by Director Kaufman, the Board unanimously approved both the Drainage Easements from DRP TX 3, LLC and Waterstone Land Partners, Ltd. to the District pending receipt of original signatures prior to finalizing and recording.

6. With regard to any additional water and sewer related agreements, easements, assignments, rights-of-way, related cost sharing agreements, or other related matters, Mr. Barrett noted he had nothing for the Board's consideration at such time.

7. Regarding the existing Agreement Regarding Roadway and Drainage Improvements between the City of Kyle ("City") and the District, and other related matters, Mr. Barrett noted he had nothing to report at such time.

8. Regarding the Rate Order previously imposed by the District, it was noted that Doucet will be preparing an invoice for the construction inspection fees related to Waterstone Phase 1A, which invoice will then be forwarded to Lennar Homes of Texas for payment.

9. Mr. Reed provided an update with regard to annexation of roughly 70 acres of land into the District, noting they are currently working to schedule a meeting with the City of San Marcos ("City") Council Members. Mr. Schroeder expanded on Mr. Reed's statements, noting a draft of both the Amended Development Agreement as well as an Annexation Agreement have been submitted to the City for review. It was noted they are hoping to get on the City's agenda in the next month.

10. The record shall reflect Director Gee entered the meeting at this time. Justin Taack then presented the Board with a Cash Activity Report, noting he would need the Board's approval on disbursement of checks related to director and vendor payments as well as a fund transfer in the amount of \$17,000 from the District's PNC General Operating Account to the District's PNC Bookkeeper's Account. It was noted that Director Goss' check would be voided in light of his absence at the meeting that day, and that the prior meeting's checks were mailed directly to each of the directors. Lastly, it was noted that roughly \$22,000 in tax collections was received in March. After a brief discussion, and upon motion by Director Willis and seconded by Director LaRue, the Cash Activity Report and disbursement of funds and transfers in accordance therewith was unanimously approved.

11. The Board confirmed the next meeting date would be May 11, 2023, and there being no further business to conduct, Director Willis moved that the meeting be adjourned, which motion was seconded by Director LaRue, and unanimously approved, and the Board adjourned until further call.

APPROVED AND ADOPTED this 11th day of May, 2023.



Chuck Kaufman, Secretary
Board of Directors
LaSalle Municipal Utility District No. 1

