

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 9, 2024, 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. 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, attorney for the District, Kimberly Studdard, paralegal of Winstead PC ("Winstead"), bond counsel for the District, Keith Young of Doucet & Associates, Inc. ("Doucet"), engineers for the District, Justin Taack with Bott & Douthitt, PLLC ("Bott & Douthitt"), bookkeepers for the District, and Emily Bourgeois with Assessments of the Southwest, Inc. ("ASW"), the District's tax collector.

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 12, 2024 regular Board meeting and upon motion by Director Kaufman, seconded by Director Willis, said minutes were unanimously approved.

3. With regard to development related matters in the District, it was noted that there was no developer representative present, and as is such, there was nothing to report.

4. Next the Board reviewed Doucet's Memorandum dated April 8, 2024, and attached hereto as **EXHIBIT "A"** ("Engineer's Report"), and Mr. Young noted that there were a several pay applications for the Board to discuss and approve. It was also noted that Doucet has verbal acceptance from the City of Kyle ("City") for Units A-C as well as Phase 1A. It was noted that the Pump and Haul Agreement currently being negotiated by Lennar was approved by the City on April

2, 2024, and that final plats for Units A-C as well as Phase 1A are recorded. Mr. Young noted that Lift Station construction is still underway and is set for completion in September 2024 and that Unit D and Phase 1B have started construction. Lastly, Mr. Young noted that the Amenity Center design is currently under review by Hays County and that construction completion is estimated to be Spring of 2025. After giving Engineering updates, Mr. Young requested acceptance of Waterstone Phase 1A and Waterstone Units A-C pending review and approval of the maintenance bonds by Doucet, and it was noted that the necessary Engineer Concurrence Letters for acceptance of those phases are attached to the Engineer's Report. After a brief discussion, and by motion of Director Willis and seconded by Director Kaufman, the Engineer's Report, Pay Applications and acceptance of Waterstone Phase 1A and Waterstone Units A-C were unanimously approved, subject to Doucet's signoff on the maintenance bonds noted above.

Waterstone Phase 1A to JL Gray:

Pay Application No. 18 \$111,424.05; and  
Pay Application No. 22 \$594,622.25.

Waterstone Units A-C to JL Gray:

Pay Application No. 12 \$299,119.50;  
Pay Application No. 15 \$505,767.60;  
Pay Application No. 16 \$307,059.28; and  
Pay Application No. 19 \$48,237.77.

5. With regard to any additional water and sewer related agreements, easements, assignments, related cost sharing agreements, or other related matters, Mr. Barrett noted there was nothing to discuss at such time.


6. Regarding the existing Agreement Regarding Roadway and Drainage Improvements between the City and the District, and other related matters, Mr. Barrett noted there was nothing to discuss at this time.

7. Regarding the Rate Order previously imposed by the District, it was noted that Lennar has agreed to pay the first part of the storm water inspection fees to Doucet with the caveat that said inspection fees would be included in construction contracts moving forward.

8. Mr. 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 Bott & Douthitt's fee for March 2024. Ms. Bourgeois with ASW noted that the District is 100% tax collected for the month which equals roughly \$56,730. Upon motion by Director LaRue and seconded by Director Kaufman, the Cash Activity Report and disbursement of funds in accordance therewith was unanimously approved.

9. There being no need for Executive Session, the Board confirmed their next regular meeting date of May 14, 2024, 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 14<sup>th</sup> day of May, 2024.



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

