

MINUTES
TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 10

February 3, 2026

The Board of Directors (the "Board") of Travis County Municipal Utility District No. 10 (the "District") met in regular session, open to the public, on February 3, 2026, at 1316 Watercliffe Drive, Lago Vista, TX 78645, inside the boundaries of the District, and the roll was called of the members of the Board:

John Sneed	President
Andrew Fawthrop	Executive Vice President
Chris-Lei Fox	Secretary
Dan Eckermann	Vice President/ Assistant Secretary
Patrick Wines	Treasurer

and all of the above were present, except for Director Wines, thus constituting a quorum.

Also present at the meeting in person were Tammy Hargett of Si Environmental, LLC ("Si Enviro"); David Gray and Chelsea Osbourn of Gray Engineering, Inc. ("Gray"); Bryan Boyd of Bullock, Bennett & Associates, LLC ("BBA"); Richard Leon, of Property Owners Association No. 3 ("POA 3"); and Kathryn Garner and Tricia McDaniel of Allen Boone Humphries Robinson LLP ("ABHR").

Also attending the meeting by telephone was Director Wines; Nancy Olson of McCall Gibson Swedlund Barfoot Ellis, PLLC. ("McCall Gibson"); Beth Bruce of Waterford Development Partners ("Waterford"); and Craig Rathmann of Rathmann & Associates, L.P.

PUBLIC COMMENTS

Director Sneed offered members of the public the opportunity to make public comment.

Director Sneed introduced Mr. Leon.

Discussion ensued regarding District property used for a drip field.

REPORT REGARDING DEVELOPMENT IN THE DISTRICT

Ms. Bruce discussed the updated term sheet that was provided to the Board. She stated that she needed amendments to certain terms in the existing Development Financing Agreement with Waterford Development Partners, LLC ("WDP").

Ms. Bruce stated that WDP would start soon surveying and clearing the tract on the Marina side in Section 4B.

Director Sneed stated that the Engineering Subcommittee met and updated the numbers for the term sheet with Gray and that the Board will have a response to Waterford in a couple of weeks.

APPROVE MINUTES

The Board considered the minutes of January 6, 2026, regular meeting. After review and discussion, Director Fawthrop moved to approve the minutes of January 6, 2026, regular meeting, as presented. Director Fox seconded the motion, which passed by unanimous vote.

RATIFICATION OF EMERGENCY OR URGENT ACTIONS

Ms. Garner stated that there were no emergency or urgent actions for ratification.

ENGINEERING MATTERS

Ms. Osbourn reviewed the engineer's report, a copy of which is attached.

Ms. Osbourn discussed an issue regarding a residential perimeter fence that could potentially be in the District's utility easement.

The Board discussed whether a survey needed to be completed to identify the location of the wall related to the nearby sewer manholes. The Board concurred a survey was not necessary.

Ms. Osbourn stated that the Five-Year Capital Improvement Plan has been updated to reflect the upcoming fiscal year end 2027 budget.

Ms. Osbourn presented a Backwash Pond Pump Proposal in the amount of \$5,000.00 to repair an operational issue with the pump discharging water out of the pond.

Ms. Osbourn updated the Board on the status of the water well analysis.

Mr. Boyd presented the results of the preliminary well investigation on the existing Public Water System Well No. 1 to better understand the current well conditions and provide a possible rehabilitation plan. He also presented the results of the feasibility study for the potential of an additional well.

The Board discussed the next steps in the plan for the District's water well based on Mr. Boyd's results of the well investigation and feasibility study. The Board would

like to: (1) develop a plan to acidize test well number 1; (2) plan to drill well number 2 to the Lower Trinity Aquifer level; and (3) review the results of steps 1 and 2 and determine the steps needed for the production of 1 and 2.

Ms. Osbourn presented a revised invoice in the amount of \$2,250.00 to Apex Drilling, Inc. ("Apex") to exclude the re-installation of a pump and meter unit.

Ms. Osbourn then presented an invoice in the amount of \$6,500.00 to BBA for the water well video coordination and analysis for the Lower Trinity well water and Feasibility Study.

Following review and discussion, Director Fawthrop moved to: (1) approve the engineer's report; (2) approve the invoices to Apex and BBA in the amounts of \$2,250.00 and \$6,500.00 respectively; (3) approve the Backwash Pond Pump Proposal in the amount of \$5,000.00 to repair an operational issue with the pump; (4) approve the development of a plan to acidize test well number 1; (5) approve the plan to drill well number 2 to the Lower Trinity level; and (6) approve the review of the results of the steps needed for the production of test wells 1 and 2. Director Fox seconded the motion, which passed by unanimous vote.

ENGAGE AUDITOR TO CONDUCT AUDIT FOR THE FISCAL YEAR END FEBRUARY 28, 2026

The Board reviewed an engagement letter from McCall Gibson to perform the District's audit for the fiscal year end February 28, 2026, reflecting the anticipated fee will be an amount not to exceed \$11,000. After review and discussion, Director Eckermann moved to approve and authorize execution of the engagement letter with McCall Gibson to conduct the audit for the District's fiscal year end February 28, 2026, and direct that such document from McCall Gibson be filed appropriately and retained in the District's official records. Director Fawthrop seconded the motion, which passed by unanimous vote.

OPERATION OF DISTRICT FACILITIES

Ms. Hargett reviewed the operator's report, a copy of which is attached.

Ms. Hargett discussed precautions taken prior to the recent ice storm.

Director Eckermann stated that Si Enviro needed to give customers twenty-four hours' notice to fill their bathtubs with water when a weather-related event was approaching. Following discussion, the Board concurred to have Si Enviro revise their policy to include notifying customers as early as possible and up to twenty-four hours, to fill their bathtubs with water when a weather-related event was approaching.

Ms. Hargett updated the Board on the grinder pump panels.

Following review and discussion, Director Eckermann moved to approve the operator's report. Director Sneed seconded the motion, which passed by unanimous vote.

FINANCIAL AND BOOKKEEPING MATTERS

The Board reviewed the bookkeeper's report prepared by Myrtle Cruz, Inc., a copy of which is attached.

After review and discussion, Director Eckermann moved to approve the bookkeeper's report, and the checks presented for payment. Director Fox seconded the motion, which passed by unanimous vote.

ADOPT BUDGET FOR FISCAL YEAR END FEBRUARY 28, 2027

The Board reviewed a proposed budget for the fiscal year ending February 28, 2027. After review and discussion, Director Fawthrop moved to adopt the budget for the fiscal year ending February 28, 2027. Director Eckermann seconded the motion, which passed by unanimous vote.

ADOPT RESOLUTION CONCERNING EXEMPTIONS FROM TAXATION

The Board considered adoption of a Resolution Concerning Exemptions from Taxation. After review and discussion, Director Fox moved to adopt a Resolution Concerning Exemptions from Taxation, reflecting a \$10,000 exemption for either (i) persons over 65 years of age or (ii) for disabled persons, and a general residential homestead exemption of fifteen percent (15%) of the appraised value (but not less than \$5,000) of the residence homestead, and direct that such document be filed appropriately and retained in the District's official records. Director Fawthrop seconded the motion, which passed by unanimous vote.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Director Sneed reviewed the tax report with the Board.

REVIEW AND DISCUSS STORAGE OF BOAT AND THE RENEWAL OF THE LEASE WITH THE WATERFORD MARINA

The Board discussed a proposed Vessel Storage License Agreement between the District and Waterford Marina in the amount of \$6,954.00 which included a 5% discount for making a lump sum payment now.

After review and discussion, Director Fawthrop moved to approve the renewal of the lease with Waterford Marina in the amount of \$6,954.00. Director Eckermann seconded the motion, which passed by unanimous vote.

2026 DIRECTORS ELECTION

Ms. Garner reviewed an Order Calling Directors Election. She discussed that the Notice of Election may be required to be posted or published and provided to the County Clerk and Voter Registrar of Travis County if the District is required to hold a Director Election. Following review and discussion, Director Eckermann moved to adopt the Order Calling Directors Election and direct that the Order be filed appropriately and retained in the District's official records and authorize the Secretary's agent to post or publish and provide the County Clerk and Voter Registrar the Notice of Election, if required. Director Sneed seconded the motion, which passed by unanimous vote.

DISTRICT AND PROPERTY OWNER ASSOCIATIONS ("POAs") COORDINATION AND BOARD MEMBER INPUT REGARDING ISSUES FACING THE DISTRICT

The Board discussed matters related to the POAs and the District.

REPORT ON DISTRICT WEBSITE

The Board discussed matters related to the District website.

NEWSLETTER, COMMUNICATIONS WITH RESIDENTS AND/OR PROPERTY OWNERS REGARDING UPDATES TO IRIS DISTRICT COMMUNICATION SYSTEM AND OTHER DISTRICT COMMUNICATIONS

The Board discussed matters related to the newsletter and communications with residents.

REPORT ON ASSOCIATION OF WATER BOARD DIRECTORS ("AWBD") WINTER CONFERENCE AND APPROVE ELIGIBLE EXPENSES AND DISCUSS ATTENDANCE AT THE AWBD SUMMER CONFERENCE

Director Fox stated that she was unable to attend the AWBD Winter Conference due to the ice storm.

The Board expressed interest in becoming a member of Capital Area Suburban Exchange.

CONVENE IN EXECUTIVE SESSION PURSUANT TO SECTION 551.071, TEXAS GOVERNMENT CODE, TO CONDUCT A PRIVATE CONSULTATION WITH ATTORNEY, AND DISCUSS PENDING OR CONTEMPLATED LITIGATION, OR A SETTLEMENT OFFER

The Board convened in executive session at 12:41 p.m. pursuant to Section 551.071 Texas Government Code to conduct a private consultation with its attorney to

discuss pending or contemplated litigation or to seek and receive legal advice by the District's attorney.

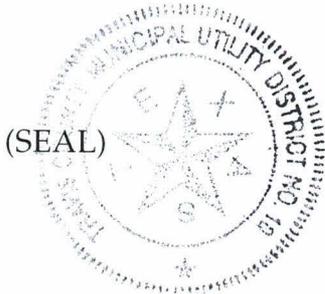
RECONVENE IN OPEN SESSION

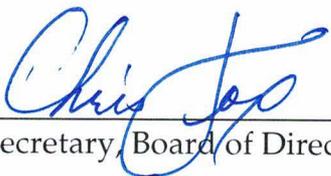
The Board reconvened in open session at 1:21 p.m. No action was taken.

NEXT MEETING DATE AND LOCATION

After discussion, the Board agreed to hold: (1) a special meeting on February 19, 2026, at 1316 Watercliffe Drive; and (2) the March 3, 2026, meeting at 1100 Watercliffe Drive, with the meetings accessible by a telephone conference line.

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




Secretary, Board of Directors

ATTACHMENTS TO THE MINUTES

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