

MINUTES
TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 10

April 7, 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 April 7, 2026, at 1845 Kingfisher Ridge Cove, 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, 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"); and Kathryn Garner and Tricia McDaniel of Allen Boone Humphries Robinson LLP ("ABHR").

Also attending the meeting by telephone was Beth Bruce of Waterford Development Partners, LLC ("WDP").

APPROVE MINUTES

The Board considered the minutes of March 3, 2026, regular meeting. After review and discussion, Director Fawthrop moved to approve the minutes of March 3, 2026, regular meeting, as revised. Director Eckermann seconded the motion, which passed by unanimous vote.

PUBLIC COMMENTS

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

There being no members of the public wishing to make public comment, Director Sneed moved to the next agenda item.

REPORT REGARDING DEVELOPMENT IN THE DISTRICT

Ms. Bruce discussed changes that WDP would like to see implemented in the Amended Developer Financing Agreement provided by the District ("DFA"). She provided three items for the Board to consider, including: (1) requiring the developer of Section 5 in the District to reimburse the District for the utilities and/or expansions required to develop Section 5; (2) revising the term, "Development Commencement Date" in the DFA to the date that WDP receives the permits required to develop Section 4B; and (3) provide an additional ten percent reimbursement to WDP if it adds additional assessed value of at least \$89,200,000 prior to the date eight (8) years from the Development Commencement Date.

Director Sneed stated that the Board has received WDP's changes to the DFA and the Board will consult with the District's attorney and financial advisor regarding the changes. He stated that the Board will have a decision at the May Board meeting and that the Board is open to consider WDP's suggestions to the DFA.

Ms. Bruce stated that the permitting process for the development of Section 4B is being pursued, and the first step in the approval of the construction plan will be when WDP receives the permits from the Texas Commission on Environmental Quality ("TCEQ") and Travis County which are expected to be received in four to six months.

RATIFICATION OF EMERGENCY OR URGENT ACTIONS

Director Sneed 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 with the Board four different solutions for the backwash pond pump described in the engineer's report and discussed with Si Enviro, the TCEQ, and PrimeSpec Construction. The Board concurred to focus on Solution 2, the land application irrigation, and Solution 4, the pump change.

Ms. Osbourn stated that the land application irrigation would discharge the backwash water, and a discharge permit may be required. She stated that she is waiting for the TCEQ to confirm that irrigation is an acceptable location for recycling treated water and that the water meets health and safety standards to be land-applied at the water treatment plant.

Ms. Osbourn stated that the pump change is the easiest and least expensive option, which would require information regarding the pressures on either side of the pressure vault to be received and verified from Si Enviro.

Ms. Osbourn stated that she will update the Engineering Subcommittee and the Board on both solutions.

The Board concurred to look at pricing and decide on a solution at the May Board meeting.

Ms. Osbourn updated the Board on the water well planning document which outlines the steps needed to make continued progress for an additional water source. She stated that the acidization on Water Well No. 1 was complete.

Ms. Osbourn presented the Board with two proposals for review and approval from Apex Drilling, Inc. ("Apex") and Bullock, Bennett & Associates, LLC ("BBA"), respectively. The first proposal is to conduct an existing well test on the Middle Trinity Well in the amount of \$8,350.00. The second proposal is to conduct the thirty-six-hour pump test and provide an analysis summary of the thirty-six-hour pump test on the existing Middle Trinity Well in the amount of \$15,500.00, with the cost estimate divided into three tasks.

Ms. Osbourn then updated the Board on water well planning of the Lower Trinity Aquifer, including presenting the Board with two additional proposals from Apex, for: (1) a Lower Trinity Test Well thirty-six-hour pump test in the amount of \$48,320.53; and (2) a Lower Trinity PWS Well in the amount of \$92,832.66.

Ms. Osbourn presented the Board with an invoice from Apex in the amount of \$6,030.00 for completion of the acidization of the existing Water Well No. 1.

Following review and discussion, Director Fawthrop moved to: (1) approve the engineer's report; (2) approve the proposal to conduct an existing well test on the Middle Trinity Well in the amount of \$8,350.00; (3) approved the BBA proposal in the amount of up to \$15,500.00 for the thirty-six hour pump test and analysis of the Middle Trinity PWS Well; and (4) approve the invoice from Apex in the amount of \$6,030.00 for the completion of the acidization of the existing Water Well No. 1. Director Eckermann 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 stated that the raw water line inspection was complete and the inspection report is included in the operator's report.

Ms. Hargett requested the Board's approval for Capital Hydrant to perform a flow test on the forty-seven District owned fire hydrants in the amount of \$5,405.00. She also requested the Board's approval for Si Enviro to repaint the fire hydrants to NFPA Code in the amount of \$3,290.00.

Following review and discussion, Director Wines moved to: (1) approve the operator's report; (2) approve Capital Hydrant to perform a flow test on the forty-seven District owned fire hydrants in the amount of \$5,405.00; and (3) approve Si Enviro to paint the fire hydrants in the amount of \$3,290.00. Director Fox seconded the motion, which passed by unanimous vote.

Director Fawthrop requested that Si Enviro determine if certain additional information could be included in the text box on the District's utility invoices to residents.

Director Eckermann requested Si Enviro feature garbage can spacing in the next newsletter.

DISCUSS REQUEST FOR QUALIFICATIONS FOR BOOKKEEPING SERVICES

Ms. Garner stated that ABHR sent a Request for Qualifications ("RFQ") for bookkeeping services to three entities including Myrtle Cruz, Inc. ("MCI"), Municipal Accounts & Consulting, L.P., and Bott & Douthitt PLLC. She then updated the Board on the three entities' responses to the RFQ. The Board took no action.

FINANCIAL AND BOOKKEEPING MATTERS

Director Sneed stated that the majority of tax revenues have been collected and deposited.

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

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

IDENTITY THEFT PREVENTION PROGRAM

Ms. Hargett reviewed a report regarding the District's Identity Theft Prevention Program which states that there were no incidents to report this year related to identity theft. After review and discussion, Director Fox moved to approve the Identity Theft Report. Director Wines seconded the motion, which passed unanimously.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Director Sneed reviewed the tax report with the Board.

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

The Board discussed a document from Mr. Richard Leon of Property Owners Association No. 3 (“POA 3”) regarding the land adjacent to POA 3.

Directors Eckermann and Fox agreed to be on the subcommittee to review the document and discuss with Gray and ABHR.

Director Fawthrop stated that he attended the annual Property Owners Association meeting and spoke at the meeting.

Director Sneed stated that installing the smart meters last year for the POAs was a good decision and that the smart meters had benefited the District. He discussed an irrigation system leak that had been repaired quickly due to a notification received from the smart meter.

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.

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 did not convene in executive session.

NEXT MEETING DATE AND LOCATION

After discussion, the Board agreed to hold the: (1) May 5, 2026, meeting at 17805 Kingfisher Ridge Cove; and (2) June 2, 2026, meeting at 1316 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.

Chris Jay

Secretary, Board of Directors

(SEAL)



ATTACHMENTS TO THE MINUTES

	<u>Page</u>
Engineer's Report.....	2
Operator's Report.....	3
Bookkeeper's Report.....	4