

MINUTES
TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 10

May 5, 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 May 5, 2026, at 17805 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 Fernando De Leon of Feldman & Feldman, LLP; and Beth Bruce of Waterford Development Partners, LLC ("WDP").

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.

APPROVE MINUTES

The Board considered the minutes of April 7, 2026, regular meeting. After review and discussion, Director Wines moved to approve the minutes of April 7, 2026, regular meeting, as presented. Director Fox seconded the motion, which passed by unanimous vote.

RATIFICATION OF EMERGENCY OR URGENT ACTIONS

Director Sneed stated that there were no emergency or urgent actions for ratification.

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 10:32 a.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 10:56 a.m. No action was taken.

ENGINEERING MATTERS

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

Ms. Osbourn updated the Board on the two possible solutions for the backwash pond pump, including land application irrigation and a pump change, as described in the engineer's report. She stated that both solutions were discussed with Si Enviro, the TCEQ, and Pump Solutions.

Ms. Osbourn stated that for the land application irrigation solution, Si Enviro would be collecting and testing water quality samples.

Ms. Osbourn stated that for the pump change solution, Pump Solutions is working on a quote for a pump that could produce the correct pressure. She also stated that Gray is working with Si Enviro for a proposal for the installation of the new pump. Ms. Osbourn stated that the proposals will be presented at the June Board of Directors meeting.

Ms. Osbourn updated the Board on the water well investigation and stated that the thirty-six-hour pump test for existing Water Well No. 1 was completed. She also stated that Bullock, Bennett & Associates, LLC ("BBA") will be reviewing the results of the thirty-six-hour pump test and that they will be at the June Board meeting to update the Board on the results.

Director Fawthrop requested the results from BBA be provided to the Directors prior to the June meeting.

The Board reviewed an invoice from WDP for expenses for the construction plan for the development of Waterford at Lake Travis Phase 4B.

Director Fawthrop requested clarification from Ms. Bruce regarding an Aquatic Features expense.

Following review and discussion, Director Eckermann moved to approve the engineer's report. Director Wines 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 the water level trends for the past few years for Lakes Buchanan and Travis.

Ms. Hargett presented a proposal to the Board in the amount of \$48,960 to switch the sixty-nine mechanical water meters to be installed at the Waterstone condominiums to electronic.

Ms. Hargett updated the Board on the space inside and outside of the meter boxes at the Waterstone Condominiums (the "Condominiums") for homeowners to install shut-off valves.

Director Sneed requested Si Enviro inquire about a discount on the sixty-nine mechanical water meters at the Condominiums.

Ms. Hargett reported that Si Enviro is sponsoring a fishing tournament at the Capital Area Suburban Exchange Conference in South Padre Island in June.

The Board reviewed a March water usage chart and requested that Si Enviro check the numbers regarding the total water loss.

Following review and discussion, Director Fawthrop moved to: (1) approve the operator's report; and (2) approve the purchase and installation of the electronic meters at the Condominiums in the amount of up to \$48,960, subject to Si Enviro inquiring about a discount. Director Wines seconded the motion, which passed by unanimous vote.

APPROVE CONSUMER CONFIDENCE REPORT AND AUTHORIZE OPERATOR TO DELIVER THE CONSUMER CONFIDENCE REPORT AND FILE CERTIFICATE OF DELIVERY WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Ms. Hargett stated the Consumer Confidence Report is due by July 1, 2026, and that Si Enviro will present it at the June Board of Directors' meeting.

FINANCIAL AND BOOKKEEPING MATTERS

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

Director Sneed stated that the Board would be moving forward with discussion with Municipal Accounts & Consulting, L.P. ("MAC") regarding an agreement for bookkeeping services.

Ms. Garner stated that the District's agreement with MCI for bookkeeping services requires thirty-days' notice for termination of bookkeeping services.

After review and discussion, Director Fox moved to: (1) approve the bookkeeper's report, and the checks presented for payment; and (2) approve MAC as the most qualified candidate to provide the District with bookkeeping services. Director Wines seconded the motion, which passed by unanimous vote.

The Board discussed requesting MAC's service fees.

The Board concurred that Directors Sneed and Fox would speak with MAC on behalf of the Board regarding compensation for bookkeeping services.

Director Fawthrop discussed how he would like the budget presented in MAC's bookkeeping report.

Director Sneed discussed changing the District's fiscal year to a calendar year.

DISCUSS NOTIFYING DELINQUENT TAXPAYERS

The Board discussed homeowners that are delinquent in paying property taxes and considered options for communicating with the homeowners.

The Board discussed notifying delinquent taxpayers before the July 1, 2026, deadline.

Following discussion, Director Fawthrop made a motion to direct ABHR to contact Assessments of the Southwest ("ASW"), requesting ASW: (1) to notify homeowners who are delinquent on their property taxes due on property owned in the District of such delinquencies before the July 1, 2026, deadline; and (2) to instruct AWS that the notifications must be sent no later than June 1, 2026. Director Sneed seconded the motion, which passed by unanimous vote.

TAX ASSESSMENT AND COLLECTIONS MATTERS

Director Sneed reviewed the tax report with the Board and discussed the amount of property taxes collected versus the amount of property taxes budgeted.

REPORT REGARDING DEVELOPMENT IN THE DISTRICT AND CONSIDER
AMENDED DEVELOPMENT FINANCING AGREEMENT

Directors Sneed and Fawthrop concurred that they had reviewed the Amended Development Financing Agreement (“DFA”) with WDP, and had advised WDP of the changes they, as the District’s subcommittee, recommend to the Board.

The Board discussed the three items WDP requested for the Board to consider including: (1) revise Section 2.01 (c) to require the developer of Section 5 to reimburse the District for its allocated share of the costs for the utilities and/or expansions required to develop Section 5; (2) revise the definition of the term, “Development Commencement Date” in Section 1.01 of the DFA to the date that WDP receives all permits required to develop Section 4B; and (3) revise Section 2.01 (c) of the DFA to provide an additional ten percent reimbursement to WDP if it adds Assessed Valuation of at least \$89,200,000 prior to the date eight (8) years from the Development Commencement Date if it had met the six year requirement to add \$40,000,000 of assessed value prior to the date six (6) years from the Development Commencement Date.

The Board discussed the District’s Infrastructure Construction Policy approved by the District’s Board on August 1, 2006. Ms. Garner presented a proposed Amended Infrastructure Construction Policy to address the current development circumstances in the District which includes two separate developers with the intention of developing Sections 2A, 4B and 5, all of which require expansion of the District’s facilities in order for the District to be able to provide water and sewer services to the lots to be developed in Sections 2A, 4B, and 5. Discussion ensued regarding the development plans of each of the two developers as currently known. A copy of the Amended Infrastructure Construction Policy is attached.

Director Sneed stated that the DFA Committee recommends that the Board amend the DFA as follows (a) revise Section 2.01(c) of the DFA to require the Developer of the property in Section 5 based on the Infrastructure Construction Policy, as amended (b) revise Section 1.01 of the DFA to change the definition of the term, Development Commencement Date, to the date on which the Developer receives all permits required to develop Section 4B; and (c) reject the request by WDP to amend Section 2.01(a) of the DFA to provide an additional ten percent reimbursement to WDP if it added \$89,200,000 of Assessed Valuation prior to eight (8) years from the Development Commencement Date.

After review and discussion, Director Wines moved to (1) authorize ABHR to amend the DFA with WDP with the following changes: (a) revision of the Development Commencement Date to the date on which WDP received all necessary permits to develop Section 4B; (b) revision of Section 2.01(c) of the DFA to provide for reimbursement of the Section 5 Developers as required by the Amended Infrastructure

Construction Policy; and (2) reject the requested amendment to Section 2.01(a) to provide an additional 10 percent reimbursement if \$89,200,000 of Assessed Valuation was added prior to date that is eight (8) years after the Development Commencement Date. Director Fox seconded the motion, which passed by unanimous vote.

REPORT ON DISTRICT WEBSITE

The Board discussed matters related to the District website.

Ms. Hargett stated that the “Wild Thumbs app” regarding planting native plants would be added to the District’s 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.

The Board discussed moving from two newsletters per year to three newsletters per year.

The Board concurred to include links to the “Wild Thumb” app, the ASW website, and the Waste Connections website in the next newsletter.

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

The Board discussed the request by the Waterford Lake Travis III POA (“POA III”) to maintain certain land located adjacent to Watercliffe Drive.

The Board authorized ABHR to prepare a maintenance agreement between the District and POA III for maintenance of certain land located adjacent to Watercliffe Drive for approval at the June Board of Directors’ meeting.

TRAVEL REIMBURSEMENT GUIDELINES AND DIRECTOR EXPENSES FOR THE ASSOCIATION OF WATER BOARD DIRECTORS SUMMER CONFERENCE

Ms. Garner reviewed the District’s Travel Reimbursement Guidelines and the Board discussed specific expenses eligible and ineligible for reimbursement for the upcoming Association of Water Board Directors Summer Conference.

CYBERSECURITY AND ARTIFICIAL INTELLIGENCE TRAINING REQUIREMENTS

Ms. Garner discussed cybersecurity and artificial intelligence and noted that the Texas Legislature has made it explicit that officers and employees of governmental

entities complete training on cybersecurity and artificial intelligence. She distributed a memorandum regarding cybersecurity and artificial intelligence training requirements and encouraged the Board of Directors to receive this training by the August 31, 2026 deadline, and forward the certificate of completion, if one is received, to ABHR for inclusion in the District's permanent records, and if a certificate of completion is not received, to notify ABHR by email that the training was completed and the date of completion.

NEXT MEETING DATE AND LOCATION

After discussion, the Board agreed to hold the June 2, 2026, and July 7, 2026, meetings 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

ATTACHMENTS TO THE MINUTES

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