MINUTES
TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 10

July 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 July 7, 2026, at 1408 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
Don Roche	Vice President
Patrick Wines	Assistant Secretary

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 of Gray Engineering, Inc. ("Gray"); Ashlee Martin of McCall Gibson Swedlund Barfoot Ellis, LLP ("McCall Gibson"); and Kathy Garner, Emily Bamesberger, 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").

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 June 2, 2026, regular meeting. After review and discussion, Director Fawthrop moved to approve the minutes of June 2, 2026, regular meeting, as presented. Director Wines seconded the motion, which passed by unanimous vote.

APPROVE AUDIT FOR FISCAL YEAR END FEBRUARY 28, 2026

Ms. Martin reviewed and discussed the audit for the fiscal year end February 28, 2026. After review and discussion, Director Fawthrop moved to approve the audit, authorize filing of the audit with the Texas Commission on Environmental Quality (the

"TCEQ"), and direct that such document be filed appropriately and retained in the District's official records. Director Roche seconded the motion, which passed by unanimous vote.

Discussion ensued with McCall Gibson about the District considering changing the fiscal year end to December 31 and how the audit process would be affected by this change in fiscal year end.

REPORT REGARDING DEVELOPMENT IN THE DISTRICT

The Board discussed development in the District.

Ms. Bruce stated that the permit process for the development of Waterford at Lake Travis Phase 4B ("Phase 4B") was proceeding on normal schedule and that the Phase 4B permits would be ready in the next month or two.

RATIFICATION OF EMERGENCY OR URGENT ACTIONS

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

ENGINEERING MATTERS

Mr. Gray reviewed the engineer's report, a copy of which is attached.

Mr. Gray updated the Board on the two possible solutions for the backwash pond pump, including land application irrigation and a pump upgrade, as described in the engineer's report.

Mr. Gray updated the Board on the water well investigation and included the results of the 36-hour pump test for existing Water Well No. 1 in the Board's packet.

Mr. Gray requested the Board's approval for an invoice from Bullock, Bennett & Associates, LLC. ("BBA") in the amount of $10,500.00 for the analysis of the 36-hour pump test.

Following review and discussion, Director Fox moved to approve the: (1) engineer's report; and (2) invoice from BBA in the amount of $10,500.00 for the analysis of the 36-hour pump test. 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 updated the Board on the results of the fire hydrant flow testing. She stated that four fire hydrants needed attention and three required repairs that would be completed in July.

Discussion ensued regarding having a spare fire hydrant and if a spare fire hydrant would be conducive to long-term storage.

Director Fox stated that she would report to the POA that the hydrant at the condos was not working.

Ms. Hargett presented the Board with a proposal from Landscape Business Services ("LBS") in the amount of $15,740.00 for clean-up of the brush and tree limbs around the facilities and the drip field and the removal of dead trees at lift station 2 and the old sales trailer.

Ms. Hargett discussed the results of the inspection of the electrical conduit lines at the old sales office lot.

Following review and discussion, Director Wines moved to: (1) approve the operator's report; (2) approve the proposal with LBS in the amount of $15,740.00; and (3) authorize Si Enviro to resolve the electrical issue at the old sales office lot. Director Roche seconded the motion, which passed by unanimous vote.

FINANCIAL AND BOOKKEEPING MATTERS

Director Fox updated the Board on a phone call she had with Municipal Accounts & Consulting, L.P. regarding their transition as the District's new bookkeeper.

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

The Board discussed establishing a change in policy regarding whether Directors would receive a per diem for attending the Board of Directors' meeting via telephone.

After review and discussion, Director Sneed moved to (i) approve the bookkeeper's report, and the checks presented for payment; (ii) approve a change in policy that a per diem would be provided only for Board members who count as quorum for a Board meeting. Director Wines seconded the motion. Director Fox voted for the motion with respect to the provision of per diems. Directors Fawthrop and Roche voted against the motion with respect to the provision of per diems to directors.

TAX ASSESSMENT AND COLLECTIONS MATTERS

The Board discussed tax assessment and collection matters. Following discussion, Director Fox moved to approve the tax report. Director Roche seconded the motion, which passed by unanimous vote.

DISCUSS AMENDED DEVELOPMENT FINANCING AGREEMENT

The Board discussed revisions to the proposed Amended Development Financing Agreement ("DFA") with WDP.

DISCUSS MAINTENANCE AGREEMENT BETWEEN THE DISTRICT AND SECTION III POA FOR MAINTENANCE OF AN OPEN SPACE AREA IN THE DISTRICT

The Board tabled this item until a future Board of Directors' meeting.

REMIND DIRECTORS OF CYBERSECURITY AND ARTIFICIAL INTELLIGENCE TRAINING

Ms. Garner reminded the Board of Directors to complete their cybersecurity and AI training, if they had not already completed it, by the August 31, 2026, deadline.

REPORT ON REQUEST FOR REIMBURSEMENT FROM WATERFORD LAGO VISTA AND RELATED LITIGATION

This agenda item was discussed during Executive Session.

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.

DISCUSS ASSOCIATION OF WATER BOARD ("AWBD") DIRECTORS SUMMER CONFERENCE AND CAPITAL AREA SUBURBAN EXCHANGE SUMMER CONFERENCE, APPROVE REIMBURSEMENT OF ELIGIBLE EXPENSES

Director Roche discussed the Capital Area Suburban Exchange summer conference. Following discussion, Director Sneed moved to approve the reimbursement of expenses to Director Roche for attendance at the conference. Director Wines seconded the motion, which passed by unanimous vote.

Ms. Garner stated that the AWBD Winter Conference would be in Austin.

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 12:54 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 1:26 p.m. Ms. Garner requested the Board's approval for ABHR to request approval from Great American Insurance Group ("GAIG") regarding the three law firms that the Board would be interviewing at the July 15, 2026, special meeting. Following review and discussion, Director Roche moved to authorize ABHR to request information from GAIG regarding the three law firms that would interview to be the District's litigation counsel going forward regarding the District's pending litigation. Director Wines seconded the motion, which passed by unanimous vote.

NEXT MEETING DATE AND LOCATION

After discussion, the Board agreed to hold the July 15, 2026 special meeting at the offices of ABHR, and the August 4, 2026, meeting at 1316 Watercliffe, with the meetings accessible by telephone conference line.

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

Secretary, Board of Directors

(SEAL)

TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 10
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ATTACHMENTS TO THE MINUTES