

MINUTES
TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 10

September 1, 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 September 1, 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
Don Roche	Vice President
Patrick Wines	Assistant Secretary

and all of the above were present, except for Director Roche, 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"); and Kathryn 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"); Craig Rathmann of Rathmann & Associates, L.P.; and Leslie Mann of Scott Douglass & McConnico, LLP.

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 10:34 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 10:54 a.m. The Board took no action.

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 the August 4, 2026, regular meeting. After review and discussion, Director Fox moved to approve the minutes of the August 4, 2026, regular meeting, as presented. Director Sneed 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.

CONDUCT ANNUAL REVIEW OF INVESTMENT POLICY AND ADOPT RESOLUTION REGARDING ANNUAL REVIEW OF INVESTMENT POLICY

The Board conducted its annual review of the District's Investment Policy, and Ms. Garner stated that neither ABHR nor the bookkeeper have any recommended changes. After review and discussion, Director Fawthrop moved to adopt a Resolution Regarding Annual Review of Investment Policy and to direct that a copy of the resolution be filed and retained in the District's records. Director Wines seconded the motion, which passed by unanimous vote.

REVIEW, REVISE, AND ADOPT RESOLUTION ESTABLISHING THE AUTHORIZE DEPOSITORY INSTITUTIONS AND ADOPTING LIST OF QUALIFIED BROKER/DEALERS WITH WHOM THE DISTRICT MAY ENGAGE IN INVESTMENT TRANSACTIONS

Ms. Garner reviewed a Resolution Establishing Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions. She noted that the list of qualified broker/dealers provided by the District's bookkeeper is attached as an exhibit to the Resolution. After review and discussion, Director Wines moved to adopt a Resolution Establishing the Authorized Depository Institutions and Adopting List of Qualified Broker/Dealers with Whom the District May Engage in Investment Transactions, and direct that the Resolution be filed appropriately and retained in the District's official records. Director Fawthrop seconded the motion, which passed unanimously.

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

Director Sneed stated to Ms. Bruce that the Board had discussed revisions to the proposed Amended Development Financing Agreement ("Amended WDP DFA") with

WDP and had accepted the language changes. He then stated that the Board needed the cost of the projects as an attachment to the Amended WDP DFA.

Ms. Bruce discussed development of Section 4B in the District.

ENGINEERING MATTERS

Mr. Boyd presented the Board with a report regarding the feasibility for the trends and levels of the aquifer and local wells for a potential Lower Trinity Well within the District, a copy of which is attached to the engineering report.

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

Ms. Osbourn updated the Board on the elevated barium that was found in the water quality sample that was taken from the backwash pond pump.

Discussion ensued regarding additional possible solutions for the backwash pond pump.

Director Fawthrop stated that the District should not spend \$250,000 on a new pump.

Director Sneed stated that he would continue to pursue communication with the Texas Commission on Environmental Quality to inquire about a waiver for the backwash pond pump.

Ms. Hargett stated that Si Enviro would investigate the possibility of adding chemicals to the water to lower the barium.

Director Fawthrop stated that the Directors would continue to investigate additional options for the backwash pump.

Mr. Gray stated that Gray has investigated and presented to the Board all options for the backwash pump.

The Board reviewed a revised 5-year Capital Improvement Plan ("CIP").

The Board discussed a Geographic Information System scoping document. Mr. Gray stated that this was not included in the CIP and would need to be added to the budget.

The Board reviewed a Gray invoice regarding the Waterford Development Partners, LLC ("WDP"), construction plan for the development of Waterford at Lake Travis Phase 4B ("Phase 4B").

Following review and discussion, Director Fawthrop moved: (1) to approve the engineer's report; (2) to accept the report from BBA, as provided, regarding the water wells; and (3) to approve the updated 5-year CIP. Director Fox seconded the motion, which passed by unanimous vote.

CONDUCT PUBLIC HEARING REGARDING DISTRICT'S TAX RATE, ADOPT ORDER LEVYING TAXES, AND AUTHORIZE EXECUTION OF AMENDMENT TO INFORMATION FORM

The Board reviewed options for the District's total tax rate, the tax rate for operation and maintenance expenses, and the related budget comparisons.

Director Sneed discussed his reasoning for a total tax rate of \$0.74 per \$100 of assessed valuation, comprised of \$0.20 to pay debt service on the District's outstanding utility bonds and \$0.54 for operation and maintenance expenditures.

Director Fawthrop discussed his reasoning for a total tax rate of \$0.73 per \$100 of assessed valuation, comprised of \$0.20 to pay debt service on the District's outstanding utility bonds and \$0.53 for operation and maintenance expenditures.

Mr. Rathmann discussed the District having a \$45,000 deficit in the budget and stated that a \$0.54 tax rate for operation and maintenance expenditures would maintain the District's budget, while a \$0.53 tax rate for operation and maintenance expenditures would add to the deficit.

The Board concurred to ask the bookkeeper to update the cash flow with the updated CIP numbers.

Following review and discussion, the Board concurred to conduct the District's public hearing regarding the District's tax rate at the October Board meeting

OPERATION OF DISTRICT FACILITIES

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

Ms. Hargett stated that Si Enviro was working with the bookkeeper to split their invoices into water and wastewater categories which will be beneficial for rate setting in the future.

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

FINANCIAL AND BOOKKEEPING MATTERS

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

The Board discussed reviewing a draft budget in November and approving a calendar year end budget in December.

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

TAX ASSESSMENT AND COLLECTIONS MATTERS

The Board discussed tax assessment and collection matters.

Discussion ensued regarding an abandoned house in the District and receipt of the delinquent taxes from the upcoming sale. Ms. Garner stated that she would contact the District's delinquent tax attorney and request that he notify her once the sale closed and the delinquent taxes were received.

After review and discussion, Director Wines moved to accept the tax report. Director Fawthrop seconded the motion, which passed by unanimous vote.

ANNUAL REPORT TO BOND REVIEW BOARD

Ms. Garner stated that the District is not required to file an annual report to the Bond Review Board because the District had not held a bond election in the past year.

DISCUSS AMENDED DEVELOPMENT FINANCING AGREEMENT CONTINUED

Following review and discussion, Director Fox moved to approve the Amended WDP DFA, subject to review and approval of the revised Engineers Opinion of Probable Cost to be attached to the Amended WDP DFA once approved by the DFA Subcommittee of Directors Sneed and Fawthrop. Director Wines seconded the motion, which passed by unanimous vote.

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

The Board discussed this agenda item during Executive Session but took no action during Open 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 AND 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 District website.

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

Ms. Hargett reported that a resident had permitted his contractors to use a District road behind his residence to access the resident's backyard for installation of a swimming pool and other structures. She stated that Si Enviro warned the resident about this trespass on District property. She stated that a representative of Si Enviro witnessed the resident's contractors again on the day of the Board meeting using the District's road to access the resident's backyard and had possibly caused damage to the District's nearby drip field.

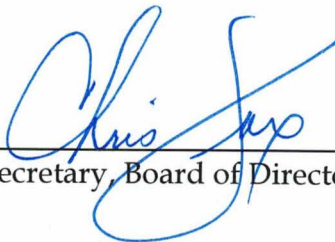
The Board concurred to authorize ABHR to send a letter to the resident notifying the resident of the violation of the District's Rate Order, of the \$5,000 fine to be assessed pursuant to the Rate Order, and of his opportunity to discuss the violation and penalty at the next Board meeting or provide an explanation to ABHR to be conveyed to the Board.

NEXT MEETING DATE AND LOCATION

After discussion, the Board agreed to hold the October 6, 2026, meeting at 1100 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

ATTACHMENTS TO THE MINUTES

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