

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF
TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 22

Tuesday, May 13, 2025

The State of Texas

County of Travis

The Board of Directors of Travis County Municipal Utility District No. 22 (the “District”) held a special meeting, open to the public, at 12:30 p.m. outside the boundaries of the District at the offices of The Carlton Law Firm, PLLC., located at 4301 Westbank, Suite B-130, Austin, Texas 78746, on Tuesday, May 13, 2025, and the roll was called of the directors of the Board.

The following Board members were present, thus constituting a quorum:

Name	Position	Attendance
Nate Gilbert	President	Present
Brandon Epps	Vice President	Present
Homero Garcia	Secretary/Treasurer	Present
Vacant	Director	
Vacant	Director	

Also present at the meeting were:

John Carlton and Elizabeth Humpal from The Carlton Law Firm PLLC; Nur Labardini from Municipal Accounts & Counseling; Nachele Vail, Jack Meredith, and Jim Meredith from Masonwood HP, Ltd.; Mike Morin from Crossroads Utility Services; John Barganski from Masterson Advisors, LLC; and Ashlee Martin from McCall Gibson Swedlund Barfoot PLLC.

Item #1. Call meeting to order and establish quorum. Director Gilbert called the meeting to order at 12:47 p.m., and the Board considered the agenda items in the order described below.

Item #2. Public Comments. *Individuals may address the Board on matters related to the District. In accordance with the Texas Attorney General’s opinion, any public comment that is made on an item that is not on the published final agenda will only be heard by the Board of Directors. No formal action, discussion, deliberation, nor comment will be made by the Board of Directors.* None.

Item #3. Discuss and consider appointments of directors to fill vacancies on the board.

Director Epps explained that Mr. Brandon Oliver could not attend the meeting. Director Gilbert explained that Chris Madden also could not attend. Mr. Jim Meredith stated that he was initially supposed to have two seats on the board. He discussed two possible candidates to fill the vacancies on the Board of Directors – Steve Glasgow, who has experience in real estate, and Mark Franklin, an entrepreneur with some experience in real estate as well. Mr. Jim Meredith expressed that these

two candidates could help with projects moving forward, as there are still 850 unsold lots. Director Gilbert asked how these appointments would benefit the board. Mr. Jim Meredith expressed that their appointments would be an advantage to the Board because of their experience in finance and real estate, and he would like someone with experience with bonds, utilities, and development. Director Gilbert asked if Masonwood approached the Homeowner's Association ("HOA") Board about getting on the District Board. Mr. Jim Meredith stated no; that they did not have that ability. Director Gilbert expressed that he does not want to impede development or construction, but he wants what is best for the community as a whole. Director Epps asked Mr. Jim Meredith who his top candidate would be, and Mr. Jim Meredith answered Mr. Glasgow. Director Epps asked if a new board member were to be appointed, what their term would be. Mr. Carlton explained that they would fill the duration of the term and that term would conclude in May of 2026. Director Epps expressed reservation about appointing two board members and suggested that he was comfortable with one appointment. Director Garcia expressed that he is not opposed to appointments, but he would like some representation on the HOA Board. Mr. Jim Meredith agreed that it is a good idea to put residents on the HOA board, but that loan documents require that a developer keeps a majority. Director Gilbert expressed concern with HOA transparency and stated that MUD discussions should continue.

Item #4. Consider and act on election of officers. No action taken.

Item #5. Consider and act on the minutes from the Board of Directors April 8, 2025, meeting. Director Garcia moved to approve the minutes from the April 8, 2025 meeting. Director Epps seconded the motion, and the motion passed 3-0.

Item #6. Consider and act on Engineering, Construction, and Development matters, including:

- a. **Discuss and Report from District Engineer regarding pending engineering, construction and development activities;**
- b. **Award of contracts for construction, pay estimates and change orders for public infrastructure improvements serving the District;**
- c. **Acceptance of completed public infrastructure improvements for ownership, operation and/or maintenance;**
- d. **Consider and act on Smiths-Havens request for annexation of property into the District; and**
- e. **Consider and act on Lake Travis ISD request for out of District services.**

Mr. Carlton advised the Board regarding the wastewater projects. Mr. Jim Meredith explained that he will work with ISD and that ISD condemned lots to get access from the neighborhood. Mr. Jack Meredith explained that he needs to get development section phase 2B underway.

Item #7. Discuss and consider soliciting proposals for District Engineering Services, and take action as needed. Mr. Carlton distributed the proposals. Mr. Jim Meredith stated that Jones Heroy had declined, suggested Moody Engineering as District Engineer, and explained that although Moody works for Masonwood, he does not believe the conflict to be significant. He also suggested

Dale Gray at Miller Gray. Mr. Carlton suggested David Gray of Gray Engineering. The Board directed the Carlton Law Firm to solicit proposals for the next meeting.

Item #8. Consider and act regarding Wastewater Treatment and Disposal Capacity and related Retail Wastewater Service matters, including:

- a. **Amendment of Permit No. WQ0015201001 for the disposal of treated wastewater effluent to relocate drip fields.**

No further updates.

Item #9. Consider and act on District Management, Drainage and Wastewater Operations Services, including:

- a. **Report from District Operator regarding wastewater, stormwater management and operations services, administration, and customer billing and collection services;**
- b. **Report from District Operator regarding maintenance and repair of District retention pond facilities; and**
- c. **Expenditures for maintenance and operation of District facilities and lands.**

Mr. Morin presented the report. He explained that the one of the blowers went bad, it has been repaired, but the same blower failed at the plant and that a wing nut destroyed the blower. Mr. Morin explained that another blower was purchased for \$8,000. Mr. Morin explained that the repair was \$6,600, so there are joint purchases now that will be billed at the June meeting. Mr. Morin reported that three new ponds (15, 16, and 17) need to be inspected by Stormwater Solutions. The cost will be \$190 per pond. Mr. Morin reported that eight vegetation filterstrips need occasional inspection, approximately twice per year, and he suggested adding that to the contract. Mr. Carlton recommended a contract amendment. Mr. Gilbert noted that there is a storm filter on Aloutte Drive, and a homeowner is sending clippings into the storm drain. Ms. Vail asked if they need to report the damaged moisture sensors to Crossroads from drip fields, and Mr. Morin said yes. No action taken.

Item #10. Consider and act on financial report from District's Bookkeeper, including:

- a. **Monthly financial reports;**
- b. **Payment of bills and invoices; and**

Ms. Labardini presented the financial report and checks 2718-2732 for approval. Director Epps moved to approve the monthly financial reports, the payments of bills and invoices, and checks 2718-2732. Director Garcia seconded, and the motion passed 3-0.

Item #11. Consider and act on updates and Resolutions regarding Designating Signatory Authority of the District.

Mr. Carlton explained the Resolutions. Director Epps made a motion to adopt the Resolutions Designating Signatory Authority of the District. Director Gilbert seconded the motion, and the motion passed 3-0.

Item #12. Consider annual review of Investment Policy and Investment Services, and take action as needed.

Mr. Carlton explained the annual review process. Director Epps made a motion to confirm an annual review of Investment Policy and Investment Services, Director Gilbert seconded the motion, and the motion passed 3-0.

Item #13. Consider and act on report from Masonwood HP, Ltd. Regarding development activities in the District.

Ms. Vail presented the report.

Item #14. Consider and act on Property and Maintenance Agreement between District and HOA.

Director Gilbert asked about the District's maintenance obligations. Ms. Vail stated that Masonwood has a new contractor, Lake Landscape, and they will have the contractor pull out the portion to be assigned to the District. Director Gilbert asked about the company. Ms. Vail explained that Lake Landscape is a large commercial landscaping company, and that they cost \$15,000 per month, with a reduction for the main contract, which would achieve cost savings. Director Gilbert asked if the District would pay a portion of that cost, to which Ms. Vail answered yes. Mr. Morin asked for the company's contact information to check for any irrigation leaks. Ms. Vail stated that work will begin this week. No action taken.

Item #15. Consider and act on accepting assignment of the Phase 2 Wastewater Treatment Plan Lease Agreement.

Mr. Carlton explained the process of assignment of lease and the capacity that is used by the District. Director Epps inquired about the cost of this assignment. Mr. Jack Meredith stated that it would be \$11,700 per month. Director Garcia moved to accept the assignment of the Phase 2 Wastewater Treatment Plan Lease Agreement, and Director Epps seconded the motion. The motion passed 3-0.

Item #16. Consider and act on easements for Hamilton Pool Road Water Transmission Line Improvements Project, including acquisition of easements necessary to complete construction of the line.

- a. Tax ID 810803 & 810804 – Slack Texas, LLC
- b. Tax ID 119194 & 951802 – Sheel Seidler and Estate of Peter Seidler
- c. Tax ID 907522 – Signal Hill HOA
- d. Tax ID 772113 – Penridge Eleanor Gorman
- e. Tax ID 936012 – The Close, LLC
- f. Tax ID 119345 – Michael Peyton McDonald
- g. Tax ID 772112 – Francisco and Frank Bahena

Ms. Vail discussed the Signal Hill easement. Ms. Humpal explained that Shield Ranch has revised documents for review from The Close, LLC. No action taken.

Item #17. Consider and act on issuance of the \$23,850,000 Travis County Municipal Utility District Unlimited Tax Bonds, Series 2025 (the “Bonds”) to finance public infrastructure improvements;

- a. **Report for Disbursement of Proceeds of the Bonds;**
- b. **Payment of Bond Proceeds in accordance with procedures report of Closing Memorandum of Financial Advisor;**
- c. **Amendment to District Information Form; and**
- d. **Authorize the District’s Officers and Directors, Financial Advisor, General Counsel and Bond Counsel to take all actions necessary, appropriate or convenient in connection with the sale of the Bonds, including without limitation, executing appropriate documents in connection therewith.**

Ms. Martin presented the Report for Disbursement of Proceeds of Bonds. She explained that the total cost is \$23,198,089, and the remainder is \$652,000 in surplus funds. Director Epps asked about the developer interest rate.

Mr. Barganski explained that it is tied to the bond interest rate. Director Gilbert moved to approve the report. Director Epps seconded the motion, and the motion passed 3-0. Mr. Barganski explained the closing memorandum. Director Epps moved to approve the payment of Bond Proceeds in accordance with Procedures Report of Closing Memorandum of Financial Advisor. Director Garcia seconded the motion, and the motion passed 3-0.

Director Garcia moved to amend the District Information Form and authorize the District’s Officers and Directors, Financial Advisor, General Counsel, and Bond Counsel to take all actions necessary, appropriate or convenient in connection with the sale of the Bonds, including without limitation, executing appropriate documents in connection therewith. Director Epps seconded the motion, and the motion passed 3-0. Mr. Carlton will provide the documents.

Item #18. Consider and review of the District’s Code of Ethics and adopt resolution.

Mr. Carlton explained the District’s Code of Ethics and Resolution. Director Garcia moved to adopt a resolution establishing the District’s Code of Ethics. Director Epps seconded the motion, and the motion passed 3-0.

Item #19. Consider and act on schedule for future board meetings.

The next meeting will be held on July 8, 12:30pm at The Carlton Law Firm, and items will be added regarding the meeting location. No June Meeting will be held.

Item #20. Adjournment.

The meeting was adjourned at 2:02pm.



Homero Garcia, Secretary