

CLL MUNICIPAL UTILITY DISTRICT NO. 1

Minutes of June 4, 2025 Special Meeting

A special meeting of the Board of Directors of CLL Municipal Utility District No. 1, open to the public, was held outside the boundaries of the District at 12:00 p.m. on June 4, 2025, at the offices of WBW Development, LLC, 109 W. 2nd Street, Suite 201, Georgetown, TX 78626. The roll was called of the members of the Board of Directors, to-wit:

Ken Ray
David Marshall
Dan Corbin
Larry Linder
Mark Ramseur

All said Directors were present, except Director Linder, thus constituting a quorum of the Board of Directors. All directors present voted on all matters that came before the Board. Others in attendance included Richard Hamala, representing Tiemann, Shahady & Hamala, P.C.; Travis Parks and Paul Shepherd, representing WBW Development; Allen Douthitt, representing Bott and Douthitt PLLC; Lauren Smith, representing Public Finance Group LLC; and Jonathan Cochran, representing The Law Office of J.R. Cochran. The meeting was held for the following purposes:

1. Review and approve minutes of the previous Board meeting.

Director Corbin made a motion to approve the minutes of the previous Board meeting; the motion was seconded by Director Ramseur, and unanimously carried by the Board.

2. Receive public comments; receive Director comments for future agenda items.

None.

3. Consider, discuss and take action regarding the District's \$1,905,000 Unlimited Tax Bonds, Series 2025, including:
 - a. Receive independent accountant's report on applying agreed-upon procedures to construction, engineering, and related costs reimbursable to developer from the Series 2025 Bond sale, authorize disbursement of bond proceeds, and to make wire transfers from bond proceeds in accordance with independent accountant's report;
 - b. Acceptance of conveyance of facilities and any other closing documents;
 - c. Private use and arbitrage memorandum;
 - d. Adopt Written Procedures for Post-Issuance Federal Tax Compliance;
 - e. Approve and authorize the filing of a revised district information form to reflect the closing of the District's Series 2025 Bonds; and
 - f. Consider and take any actions necessary, convenient, or appropriate in connection with the issuance, sale, and delivery of the District's Series 2025 Bonds and the Attorney General's approval of the Bonds and related matters.

Ms. Martin addressed the Board and discussed the independent accountant's report on applying agreed-upon procedures to construction, engineering, and related costs reimbursable to developer from the Series 2025 Bond sale. The total bond issue is \$1,905,000. The amount reimbursable to WBW Single Land Investment, LLC, Series 111, and Schwertner Farms, Inc. is \$1,443,573. The amount reimbursable to Schwertner Farms, Inc. is \$22,089. The total amount reimbursable to developers is approximately \$1,500,000. The surplus funds available for subsequent bond related disbursements and/or surplus bond application is \$9,370.34.

The Board also considered a utility conveyance agreement between the Developer and the District, based on a Reimbursement Agreement providing for reimbursement to the Developer from the District of certain costs of water, wastewater, drainage, and recreational facilities to serve the District. The specific facilities to be conveyed under this utility conveyance agreement include the water supply facilities to serve Schwertner Ranch Phase I, constructed pursuant to a construction contract with WBW Construction, LLC, and completed in March 2021, the water supply facilities to serve Schwertner Ranch Phase II, constructed pursuant to a construction contract with WBW Construction, LLC, and completed in March 2022; and the water supply facilities to serve Schwertner Ranch Phase III, constructed pursuant to a construction contract with WBW Construction, LLC, and completed in November 2022.

Director Corbin made a motion approve and authorize disbursement of bond proceeds, and to make wire transfers from bond proceeds in accordance with independent accountant's report; to accept conveyance of facilities and any other closing documents; to approve Private use and arbitrage memorandum; to adopt Written Procedures for Post-Issuance Federal Tax Compliance; to approve and authorize the filing of a revised district information form to reflect the closing of the District's Series 2025 Bonds; and to take any actions necessary, convenient, or appropriate in connection with the issuance, sale, and delivery of the District's Series 2025 Bonds and the Attorney General's approval of the Bonds and related matters; the motion was seconded by Director Marshall, and unanimously carried by the Board.

4. Operator's report.

From the Operator's report: regarding sewer service, in May 2025 we had 417 active connections, 379 of which are occupied by residents. The billing of customers for the month of May 2025 was \$39,285.96. There are no issues to report.

5. Consider and take action regarding facility operation and maintenance, utility service, billing, and collections.

No action.

6. Engineer's report.

From the Engineer's report: regarding Bond Issue No. 2, the District authorized the preparation of an application to TCEQ for Bond Issue No. 2 at the July 3, 2024 board meeting. On January 27, 2025, we submitted Bond Application No. 2 in the amount of \$1,905,000 to TCEQ for expedited review. TCEQ approved the bond application on April 1, 2025. We requested a pre-purchase inspection on April 8, 2025 and attended the pre-purchase inspection on April 15, 2025. TCEQ

issued a letter of no deficiencies on April 28, 2025. We have been supporting the bond closing process.

Regarding Schwertner Ranch Phase 5, the District approved the award of the project to WBW Construction at its August 23, 2023 board meeting. The District approved Pay Application Nos. 1-3 at the April 2, 2025 board meeting. We have not received any additional pay applications to date.

7. Consider and take action to approve notices of award, pay applications, and construction documents as recommended by the District's Engineer.

Director Ramseur made a motion to approve Pay Application No. 4 for construction of Schwertner Ranch Phase V in the amount of \$28,742.20 and Pay Application No. 5 for construction of Schwertner Ranch Phase V in the amount of \$116,425.60; the motion was seconded by Director Ramseur, and unanimously carried by the Board.

8. Receive a report from the District's Bookkeeper and consider and act on approval of bills and invoices, director per diems, ratification of payments, and funding of Manager's account.

Mr. Douthitt addressed the Board and presented the Bookkeeper's report. Director Corbin made a motion to approve payment of bills and invoices, director per diems, ratification of payments, funding of Manager's account, funds transfer from TexPool Operating Account to ABC Bookkeeper's Account, and funds transfer from ABC Service Collection Account to TexPool Operating Account; the motion was seconded by Director Ramseur, and unanimously carried by the Board.

9. Review, discuss, and act on general District business, and such other matters as may come before the Board.

No action.

10. Consider future meeting date and adjournment.

The next meeting will be on August 6, 2025 at 4:00 p.m.

APPROVED June 4, 2025

