

MINUTES OF THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 30
Wednesday, September 3, 2025

STATE OF TEXAS §
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COUNTY OF WILLIAMSON §

The Board of Directors of Williamson County Municipal Utility District No. 30 (the “District”) held a regular meeting, open to the public, at the Law Offices of Ronald J. Freeman, 102 N. Railroad Avenue, Pflugerville, Texas 78660, and by video/telephone conference call at 11:00 a.m. on Wednesday, September 3, 2025, and the roll was called of the directors of the Board, to-wit:

Rob Glenn	President
Danny L. Perry	Vice President
Richard Hamala	Secretary
Robert A. Wehrmeyer	Assistant Secretary
Bryan Holubec	Assistant Secretary

and all of said persons were continuously present except Director Wehrmeyer, thus constituting a quorum. Director Glenn attended the meeting by video/telephone conference call.

Also present were Geoffrey P. Kirshbaum and Ronald J. Freeman of Terrill & Waldrop; Cyndi Ferris of Terrill & Waldrop (by video/telephone conference call); Lauren Smith of Public Finance Group (by video/telephone conference call); Ashlee Martin of McCall Gibson Swedlund Barfoot Ellis PLLC; Tyler Douthitt of Bott & Douthitt PLLC (by video/telephone conference call); and Caitlin Kuglen of Jones-Heroy & Associates (by video/telephone conference call).

1. The Board first considered approval of the minutes of the Board’s August 6, 2025, meeting. Director Holubec made a motion to approve the minutes. Director Hamala seconded the motion, which the Board passed unanimously.

2. As its next item of business, the Board considered delivery of District’s Unlimited Tax Bonds, Series 2025, approval of developer reimbursement audit report, distribution of bond proceeds and related matters. After discussion, upon a motion by Director Glenn and a second by Director Hamala, the Board unanimously approved the Report on Applying Agreed-Upon Procedures to Construction, Engineering and Related Costs Reimbursable to Zamin, L.P. (Developer) from Proceeds of the Series 2025 Bond Sale.

3. The Board then conducted a public hearing for adoption of final tax rates for the 2025 tax year. No public comments were received. The public hearing was closed.

4. As its next item of business, the Board considered an Order Levying Taxes for the 2025 Tax Year. Upon a motion by Director Hamala and a second by Director Holubec, the Board unanimously approved a final debt service tax rate of \$0.5605 on each \$100 of assessed valuation and a final maintenance tax rate of \$0.1750 per \$100 of assessed valuation, all in accordance with the Financial Advisor's recommendation.

5. The Board then considered the District's Budget for Fiscal Year 2026. After discussion, upon a motion by Director Holubec and a second by Director Glenn, the Board unanimously approved the Budget for Fiscal Year 2026, all in accordance with the Financial Advisor's recommendation.

6. The Board next considered an update to the District's Information Form in compliance with Texas Water Code, § 49.455. After discussion, upon a motion by Director Hamala and a second by Director Holubec, the Board unanimously approved Amendment No. 11 to District Information Form.

7. No Developer's Report was presented.

8. Ms. Kuglen presented the following updates under the Engineer's Report:

Crescent Bluff West Sections 6, 7 and 8 (JHA No. 0218-012):

- No further pay estimates have been received.

SH 29 and Cedar Hollow Road/ Crescent Bluff Driveway Traffic Signal Modification (JHA No. 0218-015) E-Z Bel Construction, LLC (99% Complete):

- The Board approved the contract award at its February 5, 2025, meeting. Some pay estimates have been received; however, they don't show the same initial contract amount as the construction contract. An explanation/resolution is pending.

Pond Maintenance (JHA No. 0218-001):

- Upon completion of lot construction in Phases 4 and 5, the sand beds will need to be remediated, due to the amount of silt that has already washed into the ponds from erosion and construction debris.
- The Board approved a proposal from Aquatic Features in the amount of \$26,100.00 at its August 6, 2025, meeting to address silt build-up in Pond Nos. 1-3. Some of this work will need to be repeated at the end of home construction.

No action was taken by the Board.

9. As its final act of business, the Board considered approving the payment of bills and invoices. Tyler Douthitt presented the financial reports for the District along with Director and vendor payments. Director Holubec made a motion to approve (i) the payment of Director and vendor payments as presented, except payment to Director Wehrmeyer since he was absent, (ii) a

funds transfer from the TexPool Operating Account to the Broadway Bank Bookkeeper's Account in the amount of \$20,000.00, (iii) a funds transfer from the TexPool Tax Account to the TexPool Operating Account in the amount of \$2,483.27, (iv) a funds transfer from the TexPool Tax Account to the TexPool Debt Service Account in the amount of \$10,000.00, and (v) a funds transfer from the TexPool SR2024 Capitalized Interest Account to the TexPool Debt Service Account in the amount of \$153,746.09. Director Glenn seconded the motion, which the Board passed unanimously.

10. The Board provided time for public comments but received none.

There being no further business, by unanimous acclamation, the Board adjourned the meeting at approximately 12:00 p.m.

Approved February 4, 2026.

Richard Hamala
Secretary, Board of Directors

(SEAL)

