

MINUTES OF
LAKE MCQUEENEY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1

April 15, 2025

The Board of Directors (the “Board”) of Lake McQueeney Water Control and Improvement District No. 1 (the “District”) met in regular session in person, open to the public, on the 15th day of April 2025, at Lake Breeze Ski Lodge, 225 Ski Lodge Road, McQueeney, TX 781234, inside the boundaries of the District, and the roll was called of the members of the Board:

Robert L. Worth, Jr.	President
Paul A. Mueller	Vice President
Lindsey Gillum	Secretary
David Doughtie	Treasurer/ Assistant Secretary
Michele Norris	Assistant Vice President

And all of the above were present, except Directors Mueller and Norris, thus constituting a quorum.

Also present at the meeting, either in person or by videoconference, were members of the public, some of whose names are listed on the attached sign-in and online attendance sheets; Calep Estes of Touchstone District Services (“Touchstone”); Jonathon Stinson and Charlie Hickman of the Guadalupe-Blanco River Authority (“GBRA”); and, attending virtually, Terrell Palmer of Post Oak Municipal Advisors LLC; and Nellie Connally and Jane Miller of Allen Boone Humphries Robinson, LLP (“ABHR”).

PUBLIC COMMENT

Ms. Connally discussed the District’s public comment policy (the “Policy”) prior to opening the floor and line for the Board to receive public comment.

Mr. Don McCorquodale requested a site visit and a project completion schedule.

Ms. Melanie Angermann requested information regarding stump clearing and the Board referred her to Friends of Lake McQueeney.

There being no other members of the public present in person or attending remotely requesting to make a public comment, the Board moved to the next agenda item.

MINUTES

The Board reviewed the minutes of the February 18, 2025, regular meeting. Director Doughtie moved to approve the minutes. The motion was seconded by Director Gillum and passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Director Doughtie reviewed the bookkeeper's report, a copy of which is attached.

Mr. Palmer discussed a transfer of bond funds to GBRA to cover dam constructions costs pursuant to a financing agreement with GBRA and reviewed a cash call and progress report provided by GBRA.

Following review and discussion of the financial report, including tax revenue, Director Gillum moved to (1) approve the bookkeeper's report and payment of invoices; and (2) authorize transfer of \$5,000,000 from the District's capital projects fund to GBRA. The motion was seconded by Director Doughtie and passed unanimously.

ANNUAL REVIEW OF INVESTMENT POLICY

The Board conducted its annual review of the District's Investment Policy, and Ms. Connally stated that neither ABHR nor the bookkeeper have any recommended changes. After review and discussion, Director Worth made a motion 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 Gillum seconded the motion, which passed unanimously.

AUTHORIZED DEPOSITORY INSTITUTIONS AND QUALIFIED BROKER/DEALERS

Ms. Connally 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 Doughtie 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 Gillum seconded the motion, which passed unanimously.

RENEWAL OF DISTRICT INSURANCE POLICIES

Director Doughtie reviewed an insurance renewal proposal from McDonald & Wessendorff Insurance. Following review and discussion, Director Worth moved to approve a proposal from McDonald and Wessendorff Insurance for renewal of

insurance effective April 9, 2025. Director Doughtie seconded the motion, which passed unanimously.

AUDIT FOR FISCAL YEAR END APRIL 30, 2025

Director Doughtie discussed the estimated costs to conduct the District's audit for the fiscal year ending April 30, 2025. After review and discussion, and upon a motion made by Director Gillum and seconded by Director Doughtie, the Board voted unanimously to authorize the District auditor to proceed.

BUDGET

Director Doughtie reviewed a draft budget for the fiscal year ending April 30, 2026. Following review and discussion, Director Worth moved to approve the budget. Director Doughtie seconded the motion, which passed unanimously.

ANNUAL REPORT REGARDING POST-ISSUANCE COMPLIANCE POLICY

Ms. Connally reported on the District's compliance activities during the prior calendar year related to bond financing. Ms. Connally stated that no corrective action is required at this time.

ENGINEERING UPDATE

Mr. Stinson and Mr. Hickman provided an update regarding dam construction.

WEBSITE AND COMMUNICATION MATTERS

The Board reviewed a written website and communications report, a copy of which is attached.

MEETING SCHEDULE

The Board concurred to hold its next meeting on Tuesday, June 17, 2025, at 4:00 p.m.

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

David Doughtie
Assistant Secretary, Board of Directors



ATTACHMENTS TO THE MINUTES

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