

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

September 16, 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 16th day of September 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, with Directors Gillum, Doughtie, and Norris present in person constituting a physical quorum, and Directors Worth and Mueller attending by videoconference.

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"); and, attending virtually, Terrell Palmer of Post Oak Municipal Advisors LLC; and Steve Robinson and Jane Miller of Allen Boone Humphries Robinson, LLP ("ABHR").

PUBLIC COMMENT

Director Gillum opened the floor and line for the Board to receive public comment.

Ms. Karen McMillian asked when lake water levels are expected to return to normal.

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 August 21, 2025, regular meeting. Director Norris moved to approve the minutes, as amended. The motion was seconded by Director Doughtie and passed unanimously.

HISTORICAL BOND AND TAX REPORT TO COMPTROLLER

Mr. Robinson presented a memorandum regarding requirements for taxing units to submit certain information about proposed and issued bonds and tax rate elections to the Comptroller for incorporation into a public database, a copy of which is attached. He stated that ABHR will work with the District's consultants to prepare and submit the required information by the reporting deadline. Following review and discussion, Director Norris moved to authorize ABHR to file the report. Director Doughtie seconded the motion, which passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

Director Doughtie reviewed the bookkeeper's report, a copy of which is attached. Discussion ensued regarding Guadalupe County Appraisal District fees.

Following review and discussion of the financial report, including tax revenue, Director Norris moved to approve the bookkeeper's report and payment of invoices. The motion was seconded by Director Gillum and passed unanimously.

2025 TAX RATE

Ms. Miller confirmed that notice was published of the public hearing to be held at today's meeting regarding adoption of the District's proposed 2025 total tax rate of \$0.3551.

Director Gillum opened the public hearing. The Board received public comment. There being no other comments from the public, the Board closed the public hearing.

Mr. Robinson presented an Order Levying Taxes reflecting the proposed 2025 tax rate. He then presented an Amendment to Information Form reflecting the tax rate and stated that the Amendment will be filed with the Texas Commission on Environmental Quality and recorded in the Official Public Records of Guadalupe County.

After review and discussion, Director Doughtie moved to: (1) adopt the Order Levying Taxes reflecting a total 2025 tax rate of \$0.3551 per \$100 of assessed valuation, comprised of \$0.2213 of each \$100 of valuation allocated for contract tax for payment of contractual obligations to the Guadalupe-Blanco River Authority ("GBRA") for issuance of bonds for design and construction of the Lake McQueeney dam, \$0.0488 of each \$100 of valuation for operations and maintenance, and \$0.085 to pay debt service on the District's bonds; (2) authorize execution of the Amendment to Information Form; and (3) direct that the Order and Amendment be filed appropriately and retained in the District's official records. Director Norris seconded the motion, which passed by unanimous vote.

ENGINEERING UPDATE, GBRA UPDATE

Directors Norris and Doughtie provided an update regarding dam construction, brush clearing, and coordination with the Guadalupe County Emergency Management Team regarding state funds available for flood monitoring and additional sirens for the GBRA lake system.

RESOLUTION NOMINATING A CANDIDATE TO SERVE ON THE GUADALUPE APPRAISAL DISTRICT BOARD OF DIRECTORS

There was no discussion or action taken for this agenda item.

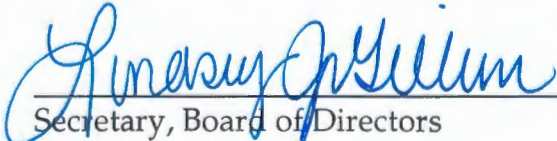
WEBSITE AND COMMUNICATION MATTERS

Director Norris 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, November 18, 2025, at 2:00 p.m.

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


Secretary, Board of Directors



ATTACHMENTS TO THE MINUTES

Page

Sign-In Sheet	1
Bookkeeper's Report.....	2