

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

July 17, 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 17th day of July 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 Director Mueller, thus constituting a quorum. Directors Worth, Gillum and Norris were present in person making up the physical quorum of the Board and Director Doughtie attended by videoconference.

Also present at the meeting, either in person or by videoconference, 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 Nellie Connally and Jane Miller of Allen Boone Humphries Robinson, LLP ("ABHR").

PUBLIC COMMENT

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

Ms. McColley, Mr. Pritchard, and Ms. Mycue asked for an update regarding the construction schedule.

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.

PAYMENT OF FUNDS TO GUADALUPE-BLANCO RIVER AUTHORITY ("GBRA")
FOR PAYMENTS DUE TO CONSTRUCTION CONTRACTOR

Director Worth reviewed a revised estimate of costs to complete the District's dam construction project received from the GBRA. Following discussion, Director Norris moved to authorize payments up to \$4,000,000, as needed, and subject to

approval by Director Doughtie. Director Gillum seconded the motion, which passed unanimously.

MINUTES

The Board reviewed the minutes of the June 17, 2025, regular meeting. Director Norris moved to approve the minutes. The motion was seconded by Director Gillum passed unanimously.

FINANCIAL AND BOOKKEEPING MATTERS

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

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

ENGINEERING UPDATE, GBRA UPDATE AND

Directors Norris and Doughtie provided an update regarding dam construction, including remediation of damage from the July 5, 2025, flooding event, and reviewed a written Lake McQueeney Dam Construction Report.

Director Norris reported regarding coordination with the Guadalupe County Emergency Management Team regarding siren system testing.

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 Thursday, August 21, 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

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