

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

January 20, 2026

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 20th day of January 2026, 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 Gillum, 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"); and, attending virtually, 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.

Mr. Baird asked whether there were contract provisions in the dam construction contract to address delays and liquidated damages.

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 November 18, 2025, regular meeting. Director Norris moved to approve the minutes. The motion was seconded by Director Doughtie and passed unanimously.

2026 DIRECTORS ELECTION

Ms. Connally discussed procedures related to the 2026 Directors Election. She reviewed a Resolution Designating an Agent of the Secretary of the Board of Directors During the 2026 Directors Election Period.

Ms. Connally reported on requirements to post a Notice of Deadline to File Applications for Place on the Ballot for the 2026 Directors Election.

Ms. Connally said that the District may contract with Guadalupe County for the Election (the "Contract").

Ms. Connally reviewed an Order Calling Directors Election.

Ms. Connally discussed that Notice of Election may be required to be posted or published and provided to the County Clerk and Voter Registrar of Guadalupe County.

Following review and discussion, Director Doughtie moved to (1) adopt a Resolution Designating an Agent of the Secretary of the Board During the 2026 Directors Election Period appointing Jane Miller as the agent of the Secretary of the Board of Directors to perform the duties of the District's Directors Election, authorize the agent to post the related notice as required, and direct that the Resolution be filed appropriately and retained in the District's official records; (2) authorize the Secretary's agent to post the Notice of Deadline to File Applications for Place on the Ballot for the 2026 Directors Election as required; (3) approve the Contract and authorize execution of the Contract when received from Guadalupe County; (4) adopt the Order Calling Directors Election and direct that the Order be filed appropriately and retained in the District's official records; and (5) authorize the Secretary's agent to post or publish and provide to the County Clerk and Voter Registrar Notice of Election, if required, and to direct that the Notice be filed appropriately and retained in the District's official records. Director Norris seconded the motion, which 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 Mueller and passed unanimously.

ANNUAL DISCLOSURES

In accordance with the District's Investment Policy, the Board considered the annual disclosure statements of the District's Investment Officer and Bookkeeper as the District's bookkeeper and investment officer, respectively. Ms. Connally explained that

the statements disclose any relationships with entities or individuals who are offering, have offered, or may offer to engage in an investment transaction with the District, and the disclosure statements will be filed with the Texas Ethics Commission and the District. After review and discussion, Director Norris moved to accept the disclosure statements as presented and to authorize them to be appropriately filed. Director Doughtie seconded the motion, which passed unanimously.

ENGINEERING UPDATE, GBRA UPDATE

Director Mueller provided an update regarding dam construction and ongoing discussions with the GBRA regarding options and assessment for potential liquidated damages.

FRIENDS OF LAKE MCQUEENEY DISCUSSION

There was no discussion 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, February 17, 2026, 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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