

SPRING CREEK UTILITY DISTRICT
Minutes of Special Meeting of Board of Directors
January 28, 2026

The Board of Directors (the “Board”) of Spring Creek Utility District (the “District”) held a special meeting in person in accordance with the duly posted notice of meeting and the Texas Open Meetings Act. The roll was called of the duly constituted officers and members of said Board, as follows:

| | | |
|-----------------|---|---------------------|
| Claude Humbert | - | President |
| Mark Fusca | - | Vice President |
| Leslie Gourley | - | Assistant Secretary |
| Paul Sterling | - | Director |
| MJ Dougherty IV | - | Director |

All of the said members were present, thus constituting a quorum.

Also present were Jonathan Roach, Debbie Gentry, Ray Arce, and Jessica Gentry of Roach & Associates, PLLC (the “District’s Attorney”); Brian Desilets of Clarity Consulting Corporation (the “District’s Bookkeeper”); Christine Crotwell of Masterson Advisors LLC (the “District’s Financial Advisor”); Aric Braddock, who entered later in the meeting, of ASB Services (the “District’s Inspector”).

PUBLIC COMMENTS

There were no public comments.

SERIES 2026 BONDS

Ms. Crotwell presented the bids received for the District’s Series 2026 Unlimited Tax Bonds, recommended awarding the sale to Raymond James & Associates, Inc., which submitted the lowest net effective interest rate of 4.227261%. She advised the Board that bond proceeds are anticipated to be available on February 26, 2026. Ms. Crotwell further reviewed the bond insurance option, noting that coverage in the amount of \$2,200,000.00 could be obtained for a premium of \$2,500.00. After discussion, Director Gourley motioned to accept the bond insurance coverage and authorize the use of the base fund in connection with the transaction. Director Dougherty seconded the motion, which passed unanimously. Next, Director Fusca motioned to award the sale of the Series 2026 Bonds to Raymond James & Associates, Inc. Director Gourley seconded the motion, which passed unanimously.

Ms. Crotwell next presented the Preliminary Official Statement (“POS”), noting that the updated bid information would be incorporated therein. Mr. Roach advised that revisions to the POS would be limited to final terms of the Bonds, including the purchaser, interest rates, and maturity schedule. Following discussion, Director Sterling motioned to approve the Preliminary

Official Statement, subject to the inclusion of the final terms. Director Dougherty seconded the motion, which passed unanimously. Mr. Roach then presented the Order Authorizing Issuance, Sale, and Delivery of the Series 2026 Bonds. Director Gourley moved to adopt the Order. Director Sterling seconded the motion, which passed unanimously.

Mr. Braddock entered the meeting.

Ms. Crotwell then presented the Paying Agent Agreement with The Bank of New York Mellon. Director Fusca moved to approve the Agreement. Director Gourley seconded the motion, which passed unanimously. Finally, after some discussion, Director Fusca moved to approve the bond transcript of proceedings and authorize submission to the Office of the Attorney General for review, including payment of the required review fee, together with all other matters necessary to effectuate issuance of the Series 2026 Bonds. Director Dougherty seconded the motion, which passed unanimously.

CONSIDERATION OF PROPOSED HEALTH AND SAFETY DEVICES FOR INSTALLATION/STORAGE AT THE DISTRICT'S FACILITIES

Mr. Braddock reported that two (2) anti-choking emergency devices are needed at the District's Administration Building and the wastewater treatment plant.

Ms. Crotwell exited the meeting.

Director Sterling recommended that the Directors obtain certification in Cardiopulmonary Resuscitation ("CPR") and presented pricing and training options for consideration. The Board discussed CPR certification, installation of Automated External Defibrillator ("AED"), and overall emergency preparedness at District facilities. Following discussion, Director Sterling motioned to purchase the AED equipment at an estimated cost of \$1,626.00 and to hold an in-person CPR training class at an estimated cost of \$2,000.00. Director Gourley seconded the motion, which passed unanimously.

EXECUTIVE SESSION PURSUANT TO TEXAS GOVERNMENT CODE, SECTION 551.071, 551.074, ET. SEQ.

The Board did not enter an executive session.

DISCUSS PENDING BUSINESS AND MATTERS FOR FUTURE AGENDAS

The Board engaged in further discussion regarding the Wastewater Treatment Plant Aeration Rehabilitation proposal and matters related to the San Jacinto River Authority pipeline. The Board then concurred to hold their next regular meeting on February 16, 2026, at 5:00 p.m. After no further discussion, Director Gourley motioned to adjourn the meeting. Director Fusca seconded the motion, which passed unanimously.

Passed and approved this 16th day of March, 2026.

/s/ Leslie Gourley
Secretary, Board of Directors

[SEAL]

