

MINUTES OF MEETING
OF THE BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF WEBB §

LEGACY MUNICIPAL MANAGEMENT DISTRICT §

The Board of Directors (the "Board" or the "Board of Directors") of Legacy Municipal Management District (also sometimes referred to herein as the "District") met in special session, open to the public, at **1826 North Loop 1604 West, Suite 125, San Antonio, 78248**, at a designated office outside the District on **September 3, 2026**, and the roll was called of the members of the Board to-wit:

Melissa Johnson	President
Kathleen "Kandy" Walker	Vice President
William "Bill" Raney	Secretary
James Patrick Walker, Jr.	Treasurer/Asst. Secretary
Brett Barnes	Assistant Secretary

1. All members of the Board were present, with the exception of Director Barnes, thus constituting a quorum. All directors present at the time the vote was taken voted on all items that came before the Board. Also present were Justin Cox (virtual attendance) and Eliza Martinez, paralegal, of Winstead PC ("Winstead"), administrative and bond counsel for the district; Johnathan L. Earl and Byrne James of Earl & Associates, P.C., general counsel for the district; Zach Barry and Zach Little of MuniCap, Inc., District assessment administrator; Tyler Wilson of Municipal Accounts & Consulting, L.P., potential bookkeeper for the District; Tia Wright (virtual attendance) and Lisa Rickert (virtual attendance) of Artesian Financial Services LLC, potential bookkeeper for the District; Dan Grant of Kimley-Horn, engineer for the District, and Elis Reyes-Sanchez of Webb County, potential property assessment and tax collector.

2. The Board called for public communications and comments, none being heard, the Board moved on to the next item of business.

3. It was noted that there were no public hearings for today's meeting.

4. The Board confirmed receipt of the Minutes from the Board's March 14, 2024, April 25, 2024, May 14, 2024, and July 28, 2026, Board meetings. Following a review of such Minutes and motion by Director Raney, seconded by Director Walker, Jr., and unanimously carried, Minutes were approved as written.

5a. Mr. Earl then asked the Board if anyone needed to add any additional meeting dates, other than the current September 29, 2026, at 11:30 a.m., Board meeting that was tentatively set. After a brief discussion amongst the board, and upon motion by Director Johnson, seconded by Director Raney and unanimously carried, said tentative meeting date was approved.

5b. Mr. Earl introduced Ms. Reyes-Sanchez and explained to the Board that the District is not levying a tax this year but the District has levied an assessment and the Webb County Tax Assessor-Collector's office is well suited to make any required collection. He then presented his recommendation to approve and execute an Assessment and Tax Collection Agreement between Webb County Tax Office

and the District for Collection Services. Upon motion by Director Johnson, seconded by Director Raney, and unanimously carried, said agreement was approved pending finalization.

5c-5g. Regarding setting a tax rate for the District, Mr. Earl noted to the Board that he has received the agreements from Webb County Civil Office and the Webb County Tax Office, however, the preference is to table agenda items 5c through 5g unless and until a property tax is levied. Upon motion by Director Raney, seconded by Director Johnson, and unanimously carried, said agenda items were tabled.

5h. Mr. Earl then indicated that there were two bookkeeping proposals to be presented to the Board. The Artesian Financial representatives offered to sign out of the meeting and requested to be notified when Mr. Wilson completed his presentation. Then he introduced Mr. Wilson to the Board, who then presented a proposal for bookkeeping services. He noted that while providing standard services, they also have a dedicated investment team and the option to utilize direct deposit for director fees and payments, which will ultimately save on bookkeeper fees. He also indicated that they are on a tiered hourly rate system and require a 30 day notice for cancellation. Ms. Johnson then asked Mr. Wilson to give a brief description of how their offices would handle the issuance of bonds, as the District will likely be complex. Mr. Wilson gave an example of what that would look like and mentioned utilizing a spreadsheet to track all bonds, projects, etc. and they update the bookkeeper's report accordingly each month. Mr. Wilson then excused himself from the meeting as a professional courtesy to another proposal to be presented for similar services to the Board.

Next, Ms. Rickerts and Ms. Wright re-joined the meeting. Ms. Rickerts presented the next bookkeeping proposal to the Board. It was noted that she has personally been in the industry for 11 years and has experience in banking, as well as previously serving on a District Board of Directors. She also mentioned that Artisan has the bandwidth and staffing to handle adding on this District as they currently have several larger Districts they're contracted with. Ms. Johnson then asked how the proposed bookkeeper would prepare the District for an audit. Ms. Rickerts gave the Board an overview of the bookkeeper's work during the year from the annual audit and to describe coordination with the auditor. Ms. Johnson also inquired about how many employees they have, to which Ms. Rickerts noted about 15 employees and 40 clients. Ms. Johnson let Ms. Rickerts know that we would be in touch with any possible opportunities. At that time, Ms. Rickerts and Ms. Wright excused themselves from the remainder of the meeting.

5i-5j. Next, Mr. Earl presented Task Orders No. 1 and No. 2 to the Board for consideration and authorizing execution under the Master Services Agreement with Colliers Engineering & Design, Inc. It was noted that Kimley Horn is the District Engineer and Ms. Johnson mentioned that up until now, the District has been funding this cost and believes the District should own it as well. Upon motion by Director Raney, seconded by Director Johnson, and unanimously approved, Task Orders No. 1 and No. 2 were executed.

5k. Mr. Grant then gave an updated Engineer's Report to the Board, noting that there's currently a Rate Order in draft mode, and the Wastewater Discharge Permit is currently with the Texas Commission on Environmental Quality office. There being nothing else to report, the Board moved onto the next order of business.

5l. Regarding the development of the District, Ms. Johnson informed the Board that Ms. Wise is out of the office on vacation so she would be giving the update. She then noted that there are currently two (2) construction projects that are still moving forward. There have been no major issues to address, and lastly Ms. Johnson mentioned that the bond paperwork has been turned in to start construction on the entrance fences.

5m. Mr. Earl then discussed the update on the NewGen rate study and analysis with the Board. He noted that Dan Elkins with NewGen is currently reviewing the requested items and working with TSG for Operator cost. Ms. Johnson explained to the Board that in order to issue bonds, we are required to have a produced rate order to finalize assessment payers.

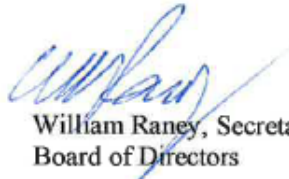
5n. In regard to Bond Counsel's report update, Mr. Cox indicated that there is nothing new to report.

5o. Lastly, Mr. Little discussed the process for developer reimbursement.

6-7 The Board did not enter executive session.

8. The Board confirmed the next meeting date would be August 27, 2026, and there being no further business to conduct, Director Walker moved that the meeting be adjourned, which motion was seconded by Director Walker Jr., and unanimously approved, the Board adjourned until further call.

APPROVED AND ADOPTED this 29th day of September 2026.


William Raney, Secretary
Board of Directors

Legacy Municipal Management District

(DISTRICT SEAL)

