

**MINUTES OF THE MEETING
OF THE
BOARD OF DIRECTORS**

STATE OF TEXAS §

COUNTY OF HUNT §

VERANDAH MUNICIPAL UTILITY DISTRICT OF HUNT COUNTY §

The Board of Directors (the “Board”) of Verandah Municipal Utility District of Hunt County (the “District”) met in special session, open to the public, at 2728 N. Harwood Street, Suite 500, Dallas, Texas on Monday, November 22, 2021, and the roll was called of the members of the Board, to-wit:

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| VACANT | President |
| Glenn Purcell | Vice President |
| Jon Mitchell | Secretary |
| Jeff Dean | Assistant Secretary |
| Glenn D. Dickerson | Assistant Secretary |

All members of the Board were present at the commencement of the meeting with the exception of Director Dickerson, thus constituting a quorum. Also in attendance were: Ms. Sarah Landiak, attorney, Ms. Amy Bieber, paralegal, and Ms. Joey Nash, legal assistant, each of Winstead PC, attorneys for the District; Ms. Brandi Galindo of Dye & Toverly, LLC; and Mr. Matt Clark of Barraza Consulting, LLC.

The meeting was called to order at 12:12 p.m.

1. The Board called for public communications and comments. Hearing none, the Board closed the public comment section of the meeting.
2. The Board next acknowledged receipt of the Minutes from October 20, 2021, Board of Directors meeting. Following a discussion, Director Purcell moved that the Board approve the Minutes as presented. Director Dean seconded said motion, which carried unanimously.
3. The Board next recognized Mr. Clark, who presented to and reviewed with the Board an engineering report dated November 22, 2021, a copy of which is attached hereto as Exhibit “A”. Mr. Clark updated the Board with regard to ongoing construction within the District and reported that the Cherry Elementary School structure is going vertical. Next, Mr. Clark requested that the Board authorize preparation of construction plans for Verandah Phase 11 and ratify and approve construction plans for the County Road 2650 off-site improvements. Next, Mr. Clark requested that

the Board authorize the District's Engineer to advertise for bidding for construction projects within Verandah Phase 7 and for construction of the County Road 2650 off-site improvements.

Next, Mr. Clark recommended approval of the following pay applications and change orders:

- Pay Application No. 6 in the amount of \$66,314.79 from Hammett Excavation, Inc. ("Hammett") under the grading improvements contract for Valor Farms Phase 2.
- Pay Application No. 7 (Retainage) in the amount of \$55,780.84 from Hammett under the grading improvements contract from Valor Farms Phase 2.
- Pay Application No. 6 in the amount of \$41,364.00 from KCK Utility Construction ("KCK") under the water, wastewater, and storm drainage improvements for Valor Farms Phase 2.
- Pay Application No. 7 in the amount of \$72,450.00 from KCK under the water, wastewater, and storm drainage improvements for Valor Farms Phase 2.
- Pay Application No. 8 (Retainage) in the amount of \$287,002.59 from KCK under the water, wastewater, and storm drainage improvements for Valor Farms Phase 2.
- Pay Application No. 5 in the amount of \$40,835.72 from Hammett under the grading improvements contract for Verandah Phase 4.
- Pay Application No. 7 in the amount of \$450.00 from KCK under the water, wastewater, and storm drainage improvements for Verandah Phase 4.
- Pay Application No. 8 (Retainage) in the amount of \$247,377.26 from KCK under the water, wastewater, and storm drainage improvements for Verandah Phase 4.
- Pay Application No. 5 in the amount of \$94,632.09 from Hammett under the grading improvements contract for Verandah Phase 6.
- Pay Application No. 6 in the amount of \$12,498.30 from Hammett under the grading improvements contract for Verandah Phase 6.
- Pay Application No. 1 in the amount of \$236,198.25 from GM Construction TX ("GM") under the paving improvements contract for Verandah Phase 6.
- Pay Application No. 2 in the amount of \$837,351.36 from GM under the paving improvements contract for Verandah Phase 6.
- Change Application No. 2 in the amount of \$6,225.00 from GM under the paving improvements contract for Verandah Phase 6.

Mr. Clark noted that the Change Order from GM reflected a small portion of work on County Road 2650 from Hammett's contract to GM's contract for ease of completion of said work. Finally, Mr. Clark requested that the Board accept final completion of construction of Valor Farms Phase 2.

Following a discussion, Director Dean moved that the Board approve (i) authorize preparation of construction plans for Verandah Phase 11; (ii) ratify and approve construction plans for the County Road 2650 off-site improvements (iii) authorize the District's Engineer to advertise for bidding for construction projects within Verandah Phase 7 and for construction of the County Road 2650 off-site improvements; (iv) approve all Pay Applications and the Change Orders as recommended by the District's Engineer; (v) accept final completion of Valor Farms Phase 2; and (vi) approve the Engineer's Report as presented. Director Mitchell seconded said motion, which carried unanimously.

4. At this time, Mr. Ramey joined the meeting. The Board next considered the appointment of a Director to fill the vacancy on the Board. Ms. Landiak announced that Mr. Ramey, a property owner within the District, has expressed his desire to serve on the Board of Directors. Following a discussion, Director Mitchell moved that the Board (i) appoint Mr. Ramey to the Board of Directors to serve for the remainder of the term expiring on May 7, 2022; (ii) adopt an Order declaring the same; and (iii) elect the following slate of officers:

Jon Mitchell	President
Glenn Purcell	Vice President
Jeff Dean	Secretary
Glenn D. Dickerson	Assistant Secretary
Seth Ramey	Assistant Secretary

Director Purcell seconded said motion, which carried unanimously.

5. In the absence of a developer representative, the Board deferred action on a developer's report.

6. The Board next recognized Ms. Galindo, who presented to and reviewed with the Board copies of a bookkeeping report dated November 22, 2021, a copy of which is attached hereto as Exhibit "B". Following a discussion, Director Purcell moved that the Board (i) approve the bookkeeping report; (ii) authorize the payment of bills listed thereon; and (iii) approve the investment of funds as recommended by the District's Bookkeeper. Director Dean seconded said motion, which carried unanimously.

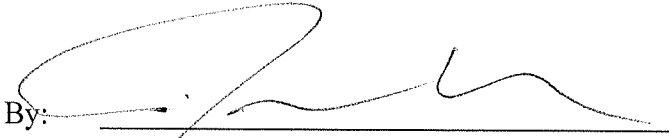
There being no further business to conduct, and upon motion by Director Dean, seconded by Director Mitchell and unanimously carried, the meeting was adjourned at 12:30 p.m.

[Signature page follows]

APPROVED AND ADOPTED this 8th day of December, 2021.

VERANDAH MUNICIPAL UTILITY DISTRICT
OF HUNT COUNTY



By: 

Jon Mitchell, Secretary
Board of Directors