

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

**THE STATE OF TEXAS** §  
**COUNTIES OF DENTON AND WISE** §  
**ALPHA RANCH WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1** §  
**OF DENTON AND WISE COUNTIES**

The Board of Directors (the "Board") of Alpha Ranch Water Control and Improvement District of Denton and Wise Counties (the "District") met in special session, open to the public, located at 405 North Oak Street, Roanoke, Texas 76262, outside the District's boundaries, on February 15, 2022, and the roll was called of the members of the Board to-wit:

The roll was called of the members of the Board, to-wit:

Charlie Haynes	President
Douglas B. Strecker	Vice President
James Fipps	Secretary
David G. Sims	Assistant Secretary

All members of the Board were present at the commencement of the meeting, thus constituting a quorum. Also present were Ms. Kerry Tovery of Dye & Tovery, LLC, bookkeepers for the District; and Ms. Sarah Landiak, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC, attorneys for the District.

The meeting was called to order at 5:35 p.m. and evidence was presented that public notice of such meeting had been given as required by law.

1. The Board first called for public communications or comment. Hearing none, the Board closed the public comment session of the meeting.

2. The Board next confirmed receipt of the draft minutes of the December 15, 2021, Board of Directors meeting. Following a discussion, Director Fipps moved that the Board approve the minutes as drafted. Director Strecker seconded the motion, which carried unanimously.

3. In the absence of an engineer representative, the Board deferred action on an engineer's report.

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

5. The Board next recognized Ms. Tovery, who presented to and reviewed with the Board copies of a bookkeeping report dated February 15, 2022, a copy of which is attached hereto as Exhibit "A". Following a discussion, Director Fipps moved that the Board (i) approve the bookkeeping report as presented; and (ii) authorize the payment of bills listed thereon. Director Strecker seconded said motion, which carried unanimously.

6. The Board next considered a Resolution Designating Depositories and Establishing Investment Accounts for Deposit of District Funds, a copy of which is attached hereto as Exhibit "B". Following a discussion, Director Fipps moved that the Board approve the Resolution as presented. Director Strecker seconded said motion, which carried unanimously.

7. The Board next recognized Ms. Landiak, who reviewed the District's current Investment Policy, dated February 4, 2020, with the Board. Ms. Landiak noted that an annual review of said Policy is required, and that no amendments to the Investment Policy are recommended by the District's legal counsel at this time. Next, Ms. Landiak presented to and reviewed with the Board a Resolution Acknowledging Annual Review of the Investment Policy and Investment Strategies, a copy of which is attached hereto as Exhibit "C". Following a discussion, Director Fipps moved that the Board approve the Resolution as presented. Director Strecker seconded said motion, which carried unanimously.

8. The Board next considered a Resolution Adopting Prevailing Wage Rate Scale for Construction Projects, a copy of which is attached hereto as Exhibit "D". Following a discussion, Director Fipps moved that the Board adopt the Resolution as presented. Director Strecker seconded said motion, which carried unanimously.


9. The Board next considered the supplemental agenda. Ms. Landiak presented to and reviewed with the Board an Order Calling Directors Election, a copy of which is attached hereto as Exhibit "E". Following a discussion, Director Goodman moved that the Board (i) approve the Order as presented. Director Donahue seconded said motion, which carried unanimously. Next, Director Fipps moved that the Board authorize the District's legal counsel to give notice of said election as required by law. Director Strecker seconded said motion, which carried unanimously.

There being no further business to conduct, and upon motion by Director Fipps, seconded by Director Strecker and unanimously carried, the meeting was adjourned at 5:52 p.m. until further call.

*[Signature Page Follows]*

APPROVED AND ADOPTED this 22<sup>nd</sup> day of March, 2022.



  
James Fipps, Secretary  
Alpha Ranch Water Control and  
Improvement District of Denton and Wise  
Counties