

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

THE STATE OF TEXAS §  
COUNTY OF HENDERSON §  
LAKE VIEW MANAGEMENT AND DEVELOPMENT DISTRICT §

The Board of Directors (the "Board") of Lake View Management and Development District (the "District") met in special session, open to the public, on Wednesday, April 20, 2022 at 2:00 p.m., at 3899 Maple Avenue, Suite 300, Dallas, Texas, a location outside the boundaries of the District. The roll was called of the members of the Board to-wit:

Thomas Burleson	President
Neal Sleeper	Vice President
Alan Naul	Secretary
Christopher Kelsey	Director/Assistant Secretary
Gary Reaves	Director

All members of the Board were present at the commencement of the meeting with the exception of Director Kelsey and Director Reaves. All Directors present voted on all matters that came before the Board. Also present were Ms. Diana Moog, and Mr. Greg Dick of Long Cove Development, Inc., developer representatives; Mr. Levi Wild of Wild Land Development Consulting, LLC; Mr. Guymon Phillips, PE and Ms. Nancy Phillips, PE each of Team Phillips, Inc; Ms. Kathi Dye of Dye & Toverly LLC, bookkeeper; and Mr. Ross Martin, attorney of Winstead PC, the District's attorney, and Ms. Angie Barrett, paralegal.

1. The meeting was called to order at 2:09 p.m., and evidence was presented that public notice of such meeting had been given as required by law.

2. The Board opened the meeting to public comments. Hearing none, Director Sleeper closed the public comment session. Director Naul seconded said motion, which carried unanimously.

3. Consideration was next given to the review and approval of the minutes of the February 17, 2022 Board of Directors meeting. Following a discussion, Director Naul moved to approve the minutes, as transcribed. Director Sleeper seconded said motion, which carried unanimously.

4. Consideration was next given to an update from developer/general manager. Mr. Wild discussed with the Board current fire protection services, and a possible stand-alone fire department within the Long Cove community. Mr. Wild further included an estimate of costs for fire protection services. No formal action was taken by the Board.

5. Consideration was next given to the operator's report. No formal report was heard.

6. Consideration was next given to the engineer's report, a copy of which is attached hereto as Exhibit "A". Mr. Phillips reviewed with the Board the following Change Orders from JDR Contracting, Inc. for utility expansion improvements within Long Cove: (i) Change Order No. 1, \$46,973.00; (ii) Change Order No. 2, \$36,660.00; (iii) Change Order No. 3, \$228,699.00; (iv) Change Order No. 4, \$62,297.00; and (v) Change Order No. 5, (-\$19,200.00). Next, Mr. Phillips requested Board concurrence on the contract close-out for said contract following acceptance of a required maintenance bond.

Next, Mr. Phillips presented to and reviewed with the Board a Purchase and Repayment Agreement by and between the District and Long Cove Development, Inc., a copy of which is attached hereto as Exhibit "B". Mr. Phillips summarized a proposed arrangement for the District to purchase fifty (50) grinder pump units for a total cost of \$215,000.00 to be used on an "as needed basis". Mr. Phillips noted that the additional grinder pumps will provide additional resources to accommodate continued high sales activity and construction. Mr. Phillips next described the methodology to repay the Developer for advancement of funds to purchase said grinder pump units. Finally, Mr. Phillips addressed proposed changes to the District's Rate Order relative to said costs.

Following a discussion, Director Naul moved that the Board (i) approve all change orders from JDR Contracting, Inc., (ii) approve the contract close-out as recommended by the District Engineer; (iii) approve the Purchase and Repayment Agreement by and between the District and the Developer for purchase of grinder pump units, subject to further review by District Counsel; and (iv) authorize revision of the District's rate order to include costs for the purchase of grinder pump units. Director Sleeper seconded said motion, which carried unanimously.

7. Consideration was next given to the approval of a Bookkeeping Report, and amended budget, copies of which are attached hereto as Exhibits "C" and "D". Following a discussion, Director Sleeper moved that the Board (i) approve the Bookkeeping Report; and (ii) approve the amended budget as presented. Director Naul seconded said motion, which carried unanimously.

8. Consideration was next given to insurance coverage for District facilities to include playground and park equipment. Mr. Phillips reviewed with the Board a proposal from McDonald Wessendorff relative to same, noting that additional coverage would be provided under the District's general liability policy, a copy of which is attached hereto as Exhibit "E". Following a discussion, Director Reaves moved that the Board approve additional general liability coverage as set forth on the attached endorsement from Mid-Continent Casualty Company. Director Sleeper seconded said motion, which carried unanimously.

9. Consideration was next given to an Order Declaring Unopposed Candidates Elected and Canceling Supervisors Election. Mr. Martin stated that Thomas Burleson and Neal Sleeper have each filed an Application for a Place on the Ballot for the May 7, 2022 Directors Election, and no other applications have been received. Mr. Martin discussed the provisions of an Order Declaring Unopposed Candidates Elected and Canceling Director's Election with the Board, a copy of which is attached hereto as Exhibit "F". Following a discussion, Director Sleeper moved

that the Board adopt said Order, and authorize related postings. Director Naul seconded said motion, which carried unanimously.

There being no further business to conduct, Director Naul moved that the meeting be adjourned, which motion was seconded by Director Sleeper and unanimously approved. The Board adjourned at 3:18 p.m.

APPROVED AND ADOPTED this 18<sup>th</sup> day of May, 2022.



/s/ Alan Naul

Secretary