

**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, July 13, 2022 at 2:00 p.m., at 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201, 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. Director Sleeper arrived later, as noted. 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 of Team Phillips, Inc; Mr. Jason Cork of Arcadia Water Management ("Arcadia"), the District Operator; Ms. Kathi Dye of Dye & Toverly LLC, bookkeeper; and Mr. Ross Martin, attorney and Ms. Genny Lutzell, paralegal of Winstead PC.

1. The meeting was called to order at 2:00 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 Naul closed the public comment session. Director Reaves seconded said motion, which carried unanimously.

3. Consideration was next given to the review and approval of the minutes of the May 18, 2022 Board of Directors meeting. Following a discussion, Director Naul moved to approve the minutes, as transcribed. Director Reaves seconded said motion, which carried unanimously.

4. Consideration was next given to an update from developer/general manager. No formal report was heard.

Director Sleeper entered the meeting at this time.

5. Consideration was next given to the operator's report. Mr. Cork presented to and reviewed with the Board copies of an Operator's Report attached hereto as Exhibit "A". Mr. Cork noted that Arcadia is currently updating the District's Drought Contingency Plan. Following a discussion, Director Naul moved to accept the Operator's Report. Director Reaves seconded said motion, which carried unanimously.

6. Consideration was next given to the engineer's report, a copy of which is attached hereto as Exhibit "B". Mr. Phillips summarized the status of construction projects within the District including irrigation facilities expansion and excavation of Westport. Next, Mr. Phillips reviewed with the Board the following Change Orders: (i) Change Order No. 1 for Gerke Excavating in the amount of \$273,845.01 for roadway, paving, and drainage improvements; and (ii) Change Order No. 1 for JDR Contracting in the amount of \$116,520.00 for utility improvements. Next, Mr. Phillips recommended approval of the contract close out for Gerke Excavating. Finally, Mr. Phillips requested Board authorization for the purchase, delivery and installation of a Hydro Tank by Lamarc Inc. in the amount of \$168,000.00. Following a discussion, Director Reaves moved that the Board (i) approve all Change Orders as presented; (ii) authorize contract close out for Gerke Excavating; and (iii) authorize the purchase, delivery and installation of a Hydro Tank for the water distribution system in the amount of \$168,000.00 to be recognized as a capital expense. Director Naul seconded said motion, which carried unanimously.

7. Consideration was next given to the review and approval of a Fire Protection Services Agreement, a copy of which is attached hereto as Exhibit "C". Mr. Martin presented to and reviewed with the Board copies of said Agreement. Members of the Board and District Consultants discussed the scope of services to be provided, personnel requirements, and costs for same. Next, Mr. Martin discussed sources of revenue for services, equipment, and personnel, and discussed the timeline to call an election to authorize Fire Protection Services and related Facilities. Following a discussion, Director Reaves moved to approve the Fire Protection Services Agreement, subject to final revisions by District counsel and further review by the Board President. Director Naul seconded said motion, which carried unanimously.

8. Consideration was next given to an amendment to the District's Rate Order. Mr. Martin discussed a proposed amendment to include a fee structure for fire services. Following a discussion, Director Naul moved to authorize District counsel to prepare said amendment. Director Burleson seconded said motion, which carried unanimously.

9. Consideration was next given to the approval of a Bookkeeping Report and budget, copies of which are attached hereto as Exhibit "D". Following a discussion, Director Naul moved that the Board (i) approve the Bookkeeping Report and Operating Budget; and (ii) authorize disbursement of checks. Director Reaves 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 Burleson and unanimously approved. The Board adjourned at 3:05 p.m.

APPROVED AND ADOPTED this 17th day of August, 2022.

/s/ Alan Naul

Secretary

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(DISTRICT SEAL)

