

**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 Tuesday, November 30, 2021 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. All Directors present voted on all matters that came before the Board. Also present were Ms. Diana Moog; Mr. Tommy McNamara; and Mr. Greg Dick of Long Cove Development, Inc.; Mr. Levi Wild of Wild Land Development Consulting, LLC; Mr. Guymon Phillips, PE. And Ms. Nancy Phillips, PE of Team Phillips, Inc., District engineer; Ms. Kerry Tovery of Dye & Tovery LLC, District bookkeeper; and Mr. Ross Martin, attorney and Ms. Genny Lutzel, paralegal of Winstead PC, the District's attorney. Mr. Brian Lopera of McCall Gibson Swedlund Barfoot PLLC participated in the meeting by audio conference.

1. The meeting was called to order at 2:03 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 Kelsey seconded said motion, which carried unanimously.

3. Consideration was next given to the review and approval of the minutes of the September 30, 2021 Board of Directors meeting. Following a discussion, Director Reaves moved to approve the minutes, as transcribed. Director Kelsey seconded said motion, which carried unanimously.

4. Consideration was next given to the review and approval of an annual financial report for fiscal year ended July 31, 2021. Mr. Lopera reviewed the report with the Board, and responded to questions raised by Ms. Moog and the Board. Following a discussion, Director Kelsey moved that the Board approve the annual financial report, subject to further review and

updates with the developer, bookkeeper and District counsel. Director Naul seconded said motion, which carried unanimously.

5. Consideration was next given to the developer/general manager report. District consultants generally discussed development and construction within the District. No formal action was taken by the Board.

6. Consideration was next given to an Agreement by and between Beanstalk Builders LLC and Long Cove Development, a copy of which is attached hereto as Exhibit "A". Mr. Phillips discussed the provisions of the Agreement, and recommended Board approval. Following a discussion, Director Reaves moved to approve the Agreement as presented. Director Kelsey seconded said motion, which carried unanimously.


7. Consideration was next given to the engineer's report, a copy of which is attached hereto as Exhibit "B". Mr. Phillips noted that the final walk through of wastewater treatment plant has been scheduled, and the second water well is nearly complete. Mr. Phillips next discussed a change order from Fireside Environmental, LLC in connection with shoreline restoration and erosion control to address additional shoreline areas, increased costs, and extension of completion date. The Board deferred action on approval of the change order pending consideration of a policy to address shoreline erosion.

8. Consideration was next given to the approval of a Bookkeeping Report, a copy of which is attached hereto as Exhibit "C". Ms. Toverly reviewed the report with the Board. Following a discussion, Director Sleeper moved that the Board (i) approve the Bookkeeping Report; and (ii) authorize the payments listed thereon. Director Kelsey seconded said motion, which carried unanimously.

9. There being no further business to conduct, Director Naul moved that the meeting be adjourned, which motion was seconded by Director Kelsey and unanimously approved. The Board adjourned at 3:32 p.m.

APPROVED AND ADOPTED this 21st day of December, 2021.





Secretary