

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

THE STATE OF TEXAS §

COUNTY OF COLLIN §

NORTH PARKWAY MUNICIPAL MANAGEMENT DISTRICT NO. 1 §

The Board of Directors (the “Board”) of North Parkway Municipal Management District No. 1 (the “District”) met in regular session, open to the public, on Monday, April 25, 2022, at 2:00 pm, at 1800 Valley View Lane, Suite 300, Farmers Branch, Texas 75234, an official meeting place outside the boundaries of the District, for which notice was given as required by Chapter 551, Texas Government Code, and Chapter 49, Texas Water Code.

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

Greg Leveling	President
William Rogers	Vice President
Robert Klarer	Secretary
James Rose	Assistant Secretary
Steve Mitchell	Assistant Secretary

A quorum of the Board was physically present at the commencement of the meeting and voted on all matters brought before the Board. Also present were: Ms. Kathi Dye of Dye & Toverly, LLC; Ms. Amy Bieber, paralegal each of Winstead PC; Mr. Jim Knight of KFM Engineering & Design (“Engineer”); and Ms. Teresa Rogers, a member of the public. Ms. Sarah Landiak, attorney, of Winstead PC, and Mr. Mike Libera and Mr. Daniel Meyer of Samco Capital Markets (“Financial Advisor”) participated by telephone.

The meeting was called to order at 2:04 p.m.

1. The Board called for public communications and comments. Hearing none, Director Rogers moved that the Board close the public comment session of the meeting. Director Mitchell seconded said motion, which carried unanimously.

2. Consideration was given to the review and approval of the Minutes of the Board of Directors meeting held on March 25, 2022. Following a discussion, Director Rogers moved to approve the minutes as transcribed. Director Mitchell seconded said motion, which carried unanimously.

3. In the absence of a developer representative, the Board deferred action with regard to a developer’s report.

4. In the absence of a representative from Municap, Inc., the Board deferred action with regard to a report.

5. The Board next recognized Mr. Libera, who discussed with the Board the proposed issuance of Special Assessment Revenue Bonds, Series 2022 (Major Improvement Area #2) on behalf of the District. Mr. Libera updated the Board with regard to progress in gathering cost information in preparation for issuance and potential timeline for the same. No formal action was taken by the Board.

6. The Board next recognized Mr. Knight, who presented to and reviewed with the Board an engineer's report dated April 25, 2022, a copy of which is attached hereto as Exhibit "A". Mr. Knight updated the Board with regard to ongoing construction within the District, noting that major roadways are planned to be completed in February with model homes to be completed the following August. Mr. Knight also reported that the District will have 6,835 total homes at build-out with all lots already sold to homebuilders and roughly 4,100 multifamily units, the land for which is also already sold. Full build-out is expected in 5-10 years.

Next, Mr. Knight reviewed proposals received for grading improvements to serve the lots owned by Mattamy Texas, LLC ("Mattamy Homes pod"), noting that the lowest qualified bidder is Future, Inc. ("Future") in the total base bid amount of \$1,698,136.69, and recommended that the Board ratify award of the contract to Future. Next, Mr. Knight reviewed proposals received for paving improvements to serve the Mattamy Homes pod, noting that the lowest qualified bidder is Mario Sinacola, Inc. ("Sinacola") in the total base bid amount of \$2,359,760.00, and recommended that the Board ratify award of the contract to Sinacola. Next, Mr. Knight reviewed proposals received for water, wastewater and storm drainage improvements to serve the Mattamy Homes pod, noting that the lowest qualified bidder is KIK Underground, Inc. ("KIK") in the total base bid amount of \$2,975,825.75, and recommended that the Board ratify award of the contract to KIK.

Following a discussion, Director Rose moved that the Board (i) award the contract for grading improvements to serve the Mattamy Homes pod to Future as recommended by the District's Engineer; (ii) award the contract for paving improvements to serve the Mattamy Homes pod to Sinacola as recommended by the District's Engineer; (iii) award the contract for water, wastewater, and storm drainage improvements to serve the Mattamy Homes pod to KIK as recommended by the District's Engineer; and (iv) approve the Engineer's report as presented. Director Klarer seconded said motion, which carried unanimously.

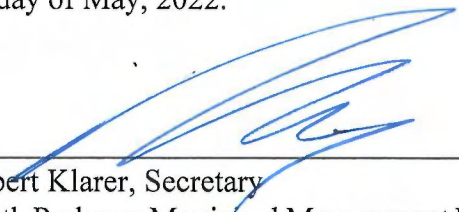
Next, Ms. Landiak presented to and reviewed with the Board copies of the following Forms of Certification for Payment for Board approval: (i) Contract Revenue Bonds (Phase #1A Improvements) payment request in the amount of \$207,835.00, attached hereto as Exhibit "B"; (ii) Contract Revenue Bonds (Phase #1B Improvements) payment request in the amount of \$19,200.00, attached hereto as Exhibit "C"; and (iii) Major Improvements Bonds payment request in the amount of \$862,806.97, attached hereto as Exhibit "D". Ms. Landiak reported that all payment requests have been reviewed and approved by the Developer and Municap, Inc., and where applicable, the City of Celina. Following a discussion, Director Rogers moved that the Board (i) approve all Certifications for Payment; and (ii) ratify the execution of the same by the Board President. Director Mitchell seconded said motion, which carried unanimously.

7. The Board next recognized Ms. Tovery, who presented to and reviewed with the Board a bookkeeper's report dated April 25, 2022, a copy of which is attached hereto as Exhibit "E". Following a discussion, Director Mitchell moved that the Board (i) approve the bookkeeping report;

and (ii) authorize the payment of bills listed thereon. Director Klarer seconded said motion, which carried unanimously.

There being no further business to conduct and upon motion duly made, seconded, and unanimously carried, the Board adjourned the meeting at 2:40 p.m. until further call.

APPROVED AND ADOPTED this 23rd day of May, 2022.



Robert Klarer, Secretary
North Parkway Municipal Management District No. 1

