

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

THE STATE OF TEXAS §

COUNTIES OF DENTON AND WISE §

NORTH FORT WORTH WATER CONTROL AND IMPROVEMENT §
DISTRICT NO. 1 DENTON AND WISE COUNTIES

The Board of Directors (the “Board”) of North Fort Worth Water Control and Improvement District No. 1 of Denton and Wise Counties (the “District”) met in special session, open to the public, on the 24th day of June, 2021, by telephone conference.

Ms. Sarah Landiak, General and Bond Counsel for the District, announced that the Meeting would be conducted by telephone conference to mitigate the spread of COVID-19. Ms. Landiak confirmed that Meeting participants would observe guidance provided by the Texas Attorney General’s office to suspend certain requirements of the Texas Open Meetings Act. Ms. Landiak next stated that (i) Notice of the Meeting was given in accordance with Chapter 551, Government Code, and Chapter 49, Texas Water Code, as amended by the Governor’s order and Attorney General’s guidance; (ii) the Meeting was being conducted in a transparent and accessible manner; (iii) Meeting packets were distributed to all participants and made available to the public; and (iv) the Meeting would be recorded and made available for electronic distribution upon request.

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

J.D. Walker	President
Donald Lucky	Vice President
Charles Garretson	Secretary
Steve Babcock	Assistant Secretary
Thomas Thye	Assistant Secretary

All members of the Board were present at the commencement of the meeting, thus constituting a quorum. All Directors present voted on all matters that came before the Board. Also present were Ms. Sarah Landiak, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC; Ms. Kathleen Martinez of Dye & Tover, LLC, the District’s bookkeeper; Mr. Daniel Rawls of LJA Engineering, Inc. (“LJA”), and Mr. Carson Henderson of Lennar Corporation.

The meeting was called to order at 11:33 a.m.

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

2. The Board next reviewed the Minutes from the April 26, 2021, Board of Directors meeting. Following a discussion, and upon motion by Director Lucky, seconded by Director Thye and unanimously carried, the Board approved the Minutes as presented.

3. The Board next reviewed the Minutes from the May 13, 2021, Board of Directors meeting. Following a discussion, and upon motion by Director Garretson, seconded by Director Babcock and unanimously carried, the Board approved the Minutes as presented.

4. The Board recognized Mr. Carson, who updated the Board with regard to development within the District. Mr. Poole reported that utilities for Phase 3A will begin on July 1 and are scheduled to be completed by September 1, and paving for Phase 3A will begin on September 15 and is scheduled to be completed by December 1. No formal action was taken by the Board.

5. The Board next recognized Mr. Rawls, who presented to and reviewed with the Board an engineer's report dated June 24, 2021, a copy of which is attached hereto as Exhibit "A". Next, Mr. Rawls updated the Board with regard to engineering matters within the District and reviewed with the Board the proposals received for construction of water, wastewater, paving, storm drainage, and street light improvements for Shale Creek Phase 3A, noting that the lowest qualified bidder is Conatser Construction TX, LP ("Conatser") in the total base bid amount of \$6,945,075.00, and recommended that the Board ratify award the contract to Conatser. Following a discussion, Director Babcock moved that the Board (i) ratify award of the contract and approval of related contract documents for construction of water, wastewater, paving, storm drainage, and street light improvements for Shale Creek Phase 3A to Conatser as recommended by the District's Engineer; (ii) ratify issuance of the Notice to Proceed to Conatser for said improvements; and (iii) approve the Engineer's Report as presented. Director Walker seconded said motion, which carried unanimously.

6. The Board next recognized Ms. Martinez, who presented to and reviewed with the Board copies of a Bookkeeping Report dated June 24, 2021, a copy of which is attached hereto as Exhibit "B". Following a discussion, and upon motion by Director Lucky, seconded by Director Thye and unanimously carried, the Board (i) approved the bookkeeping report; (ii) authorized the payment of bills as listed thereon, and (iii) approve the investment of funds as recommended by the District's Bookkeeper.

7. The Board next recognized Ms. Landiak who recommended that the Board authorize the District's bookkeeper to distribute funds as approved on the bookkeeping report pursuant to Section 49.151, Texas Water Code. Following a discussion, Director Babcock moved that the Board authorize the distribution of funds by the Bookkeeper as requested. Director Garretson seconded said motion, which carried unanimously.

There being no further business to conduct, and upon motion by Director Babcock, seconded by Director Garretson and unanimously carried, the Board adjourned at 11:46 a.m. until further call.

[Signature Page Follows]

APPROVED AND ADOPTED this 29th day of July, 2021.



/s/ Chuck Garretson

Chuck Garretson, Secretary, Board of Directors
North Fort Worth Water Control & Improvement
District No. 1 of Denton and Wise Counties