

**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 13th day of May, 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 with the exception of Director Garretson, 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 & Toverly, LLC, the District’s bookkeeper; Mr. Daniel Rawls of LJA Engineering, Inc. (“LJA”), and Mr. Michael Poole of Lennar Corporation.

The meeting was called to order at 11:32 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 deferred action with regard to the Minutes from the April 26, 2021, Board of Directors meeting.

3. The Board next recognized Ms. Landiak, who discussed with the Board a request by the Developer to apply to the Texas Commission on Environmental Quality (“TCEQ”) for use of surplus funds to reimburse developer expenses and explained the process by which the District may apply for such approval. Ms. Landiak requested that the Board authorize the District’s consultants, including Jones-Heroy & Associates, Inc., to proceed with preparation of the application. Following a discussion, Director Lucky moved that the Board authorize the District’s consultants to prepare an application for use of surplus funds to the TCEQ as requested. Director Thye seconded said motion, which carried unanimously.

4. The Board recognized Mr. Poole, who updated the Board with regard to development within the District. Mr. Poole reported that excavation that was underway is now complete, and utility improvements will start in June. The current phase of construction is scheduled to be completed by March 2022. 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 May 13, 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 the wastewater treatment plant to serve the Shale Creek development, noting that the lowest qualified bidder is North Texas Contracting, Inc. (“NTX Contracting”) in the total base bid amount of \$420,132.00, and recommended that the Board ratify award the contract to NTX Contracting. Following a discussion, Director Walker moved that the Board (i) ratify award of the contract and approval of related contract documents for construction of the wastewater treatment plant to NTX Contracting as recommended by the District’s Engineer; (ii) ratify issuance of the Notice to Proceed to Hammett for Phase 1 grading improvements; and (iii) approve the Engineer’s Report as presented. Director Babcock 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 May 13, 2021, a copy of which is attached hereto as Exhibit “B”. Following a discussion, and upon motion by Director Walker, seconded by Director Babcock 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 Lucky moved that the Board authorize the distribution of funds by the Bookkeeper as requested. Director Thye seconded said motion, which carried unanimously.

There being no further business to conduct, and upon motion by Director Babcock, seconded by Director Walker and unanimously carried, the Board adjourned at 11:44 a.m. until further call.

APPROVED AND ADOPTED this 24th day of June, 2021.



/s/ Chuck Garretson

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