

MINUTES OF THE MEETING
OF THE
BOARD OF DIRECTORS

STATE OF TEXAS §
COUNTY OF HUNT §
VERANDAH MUNICIPAL UTILITY DISTRICT OF HUNT COUNTY §

The Board of Directors (the “Board”) of Verandah Municipal Utility District of Hunt County (the “District”) met in special session, open to the public, at 2728 N. Harwood Street, Suite 500, Dallas, Texas on Wednesday, December 14, 2022, and the roll was called of the members of the Board, to-wit:

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

Jon Mitchell	President
Glenn Purcell	Vice President
Cynthia Berrones-Mood	Secretary
Seth Ramey	Assistant Secretary
Glenn D. Dickerson	Assistant Secretary

All members of the Board were present at the commencement of the meeting with the exception of Director Ramey, thus constituting a quorum. Also in attendance were: Ms. Sarah Landiak, attorney, and Ms. Amy Bieber, paralegal, of Winstead PC, attorneys for the District; Ms. Brandi Galindo of Dye & Toverly, LLC; and Mr. Matt Clark of Barraza Consulting Group, LLC, (“Engineer”).

The meeting was called to order at 12:34 p.m.

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

2. The Board next acknowledged receipt of the Minutes from the November 21, 2022, Board of Directors meeting. Following a discussion, Director Purcell moved that the Board approve the Minutes as presented. Director Dickerson seconded said motion, which carried unanimously.

3. The Board next recognized Mr. Clark, who presented to and reviewed with the Board an engineering report dated December 14, 2022, a copy of which is attached hereto as Exhibit “A”. Next, Mr. Clark updated the Board with regard to engineering matters and construction within the District, and recommended approval of the following pay applications and change orders:

- Change Order No. 1 in the amount of \$26,032.50 from KCK Utility Construction, Inc. (“KCK”) under grading, storm drainage, and paving improvements contract for CR 2648.
- Pay Application No. 4 in the amount of \$26,118.00 from KCK under the offsite water, wastewater, and storm drainage improvements contract for CR 2650.
- Change Order No. 1 in the amount of \$47,044.00 from GM Construction TX (“GM”) under the offsite paving improvements contract for CR 2650.
- Change Order No. 1 in the amount of \$71,670.71 from GM under the paving improvements contract for Verandah Phase 7.
- Pay Application No. 2 in the amount of \$12,600.00 from Rey-Mar Construction, LLC (“Rey-Mar”) under the Lift Station No. 2 expansion contract to serve the Verandah development.
- Pay Application No. 3 in the amount of \$76,005.00 from Rey-Mar under the Lift Station No. 2 expansion contract to serve the Verandah development.

Following a discussion, Director Dickerson moved that the Board (i) approve all pay applications and change orders as recommended by the District’s Engineer; and (ii) approve the Engineer’s Report as presented. Director Berrones-Mood seconded said motion, which carried unanimously.

4. The Board next considered amendments to construction contracts for improvements in Verandah Phase 3A and Verandah Phase 9, copies of which are attached hereto as Exhibits “B-1” through “B-6”. Ms. Landiak explained that the name for the developer who is funding the contracts has changed, and therefore amendments are needed to update that information. Following a discussion, Director Berrones-Mood moved that the Board approve the amendments as presented. Director Mitchell seconded said motion, which carried unanimously.

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

6. The Board next considered Assignments of Payment Rights from T. Wilson & Associates, Inc., to Western Frontier Development Partners, L.P., in relation to partial assignments of payment rights from the following entities: One Verandah, L.P.; CTMGT Verandah 4, LLC; and CTMGT Verandah 5, LLC. Ms. Landiak noted that the Board previously approved these assignments under the developer’s report, but they are being proposed for ratification as a separate item on the agenda. Following a discussion, Director Purcell moved that the Board ratify and acknowledge the assignments as presented. Director Dickerson seconded said motion, which carried unanimously.

7. The Board next recognized Ms. Galindo, who presented to and reviewed with the Board copies of a bookkeeping report dated December 14, 2022, a copy of which is attached hereto as Exhibit “C”. Following a discussion, Director Dickerson moved that the Board (i) approve the bookkeeping report; (ii) authorize the payment of bills listed thereon; and (iii) approve the

investment of funds as recommended by the District's Bookkeeper. Director Berrones-Mood seconded said motion, which carried unanimously.


There being no further business to conduct, and upon motion by Director Purcell, seconded by Director Mitchell and unanimously carried, the meeting was adjourned at 12:44 p.m.

[Signature page follows]

APPROVED AND ADOPTED the 11th day of January, 2023.



VERANDAH MUNICIPAL UTILITY DISTRICT
OF HUNT COUNTY

By: 
Cynthia Berrones-Mood, Secretary
Board of Directors