

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

THE STATE OF TEXAS §
COUNTY OF WISE §
ROLLING V RANCH WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2 §
OF WISE COUNTY

The Board of Directors (the “Board”) of Rolling V Ranch Water Control and Improvement District No. 2 of Wise County (the “District”) met in special session, open to the public, on the 3rd day of August, 2021, by telephone conference.

Mr. Ross Martin, General and Bond Counsel for the District, announced that the Meeting would be conducted by telephone conference to mitigate the spread of COVID-19. Mr. Martin 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. Mr. Martin 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:

Adam Portacci	President
Paul Sabbagh	Vice President
Josh Moore	Secretary
Grant Miller	Assistant Secretary

All members of the Board were present at the commencement of the meeting with the exception of Director Moore, thus constituting a quorum. Also present were Mr. Daniel Rawls of LJA Engineering, Inc. (“LJA”); Ms. Kathleen Martinez of Dye & Toverly, LLC; Ms. Samantha Jones of Robert W. Baird & Co. (“Baird”); Mr. Brian Motsenbocker of PMB Capital Investments (“PMB”); and Mr. Ross Martin, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC.

The meeting was called to order at 12:03 p.m.

1. The Board next called for any public communications or comments. Hearing none, Director Sabbagh moved that the Board close the public comment portion of the agenda. Director Portacci seconded said motion, which carried unanimously.

2. The Board next reviewed the Minutes from the July 6, 2021, Board of Directors meeting. Following a discussion, and upon motion by Director Portacci, seconded by Director Miller and unanimously carried, the Board approved the minutes as presented.

3. The Board next recognized Mr. Motsenbocker, who updated the Board with regard to development within the District, noting that homes are planned to be completed around this time next year. No formal action was taken by the Board.

4. The Board next recognized Mr. Martin, who discussed with the Board the timeline for the levy of taxes within the District. Mr. Martin explained that the District must levy taxes prior to the delivery of the first homes within the District in order for predicted tax information to be accurately disclosed to home buyers, and such taxes will be assessed and collected by the Wise County Tax Assessor-Collector on behalf of the District. However, as the District does not plan to have homes complete until after the deadline to levy taxes in 2022, Mr. Martin noted that it is not necessary for the District to levy taxes for 2021. The Board deferred action on an Interlocal Cooperation Agreement for Property Tax Assessment and Collection.

5. Pursuant to the discussion regarding the levy of taxes, the Board deferred action on an Order Setting Tax Rate for 2021.


6. The Board next recognized Mr. Rawls, who presented to and reviewed with the Board an engineering report dated August 3, 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. Next, Mr. Rawls presented and recommended approval of Pay Application No. 3 in the amount of \$267,745.50 from Conatser Construction TX, LP ("Conatser"), under the paving improvements contract for Bluestem Phase 1. Following a discussion, Director Portacci moved that the Board (i) approve Pay Application No. 3 from Conatser as recommended by the District's Engineer; and (ii) approve the Engineer's Report as presented. Director Miller seconded said motion, which carried unanimously.

7. The Board next recognized Ms. Martinez, who presented to and reviewed with the Board copies of a bookkeeping report dated August 3, 2021, a copy of which is attached hereto as Exhibit "B". Following a discussion, Director Portacci moved that the Board (i) approve the bookkeeping report; (ii) authorize the payment of bills listed thereon; and (iii) authorize the District's bookkeeper to distribute funds as approved on the bookkeeping report pursuant to Section 49.151, Texas Water Code. Director Miller seconded said motion, which carried unanimously.

There being no further business to conduct, Director Moore moved that the meeting be adjourned at 12:13 p.m. Director Portacci seconded said motion, which carried unanimously. The Board adjourned until further call.

[Signature Page Follows]

APPROVED AND ADOPTED this 12th day of October, 2021.



Josh Moore, Secretary
Board of Directors
Rolling V Ranch Water Control and Improvement
District No. 2 of Wise County

