

**Minutes of Meeting
Board of Directors
Kaufman County Fresh Water Supply District No. 1-D**

November 3, 2022

The Board of Directors (the "Board") of Kaufman County Fresh Water Supply District No. 1-D (the "District") met in regular session by open to the public, on Thursday, November 3, 2022 at 12:00 p.m., at 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201, an official meeting place outside the boundaries of the District. The roll was called of the members of the Board, to wit:

Alice D. Bittner	President
Jenny Berry Woods	Vice President
Heather Aubrey Baker	Secretary
Kellye Teal	Treasurer/Asst. Secretary
Neima Gas	Assistant Secretary

All Directors were present at the commencement of the meeting with the exception of Director Baker. Director Teal entered the meeting later, as noted. The following individuals were also present: Mr. RL Lemke, developer representative; Constable Kitchens, Precinct No. 2, Kaufman County; Ms. Karena Hauter, P.E. of BGE, Inc.; Ms. Kerry Tovery of Dye & Tovery, LLC ("D&T"); Mr. Cameron Robinson of Inframark, LLC ("Inframark"); Ms. Sarah Landiak, attorney, and Ms. Amy Bieber, paralegal, each with Winstead PC.

1. Call to Order. The meeting was called to order at 12:08 p.m.
2. Public Comments and Communications. Ms. Landiak opened the meeting to public comment. Hearing none, Director Bittner moved to close the public comment session. Director Woods seconded said motion, which carried unanimously.
3. Minutes of October 13, 2022 Board meeting. Following a discussion, Director Bittner moved to approve the minutes as transcribed. Director Woods seconded said motion, which carried unanimously.

Director Teal entered the meeting here.

4. Patrol Activity Report. Constable Kitchens reviewed the October 2022 Patrol Report with the Board, a copy of which is attached hereto as Exhibit "A". Next, Constable Kitchens requested Board approval to install firearm detectors on utility poles located within the District. Following a discussion, Director Bittner moved that the Board approve the report, and authorize installation of firearm detectors, as recommended by Constable Kitchens. Director Woods seconded said motion, which carried unanimously.
5. Contract for Patrol Services with Kaufman County Constable's Office. Ms. Landiak discussed proposed changes to the patrol services agreement with the Kaufman County Constable's office and cost-sharing relative to same. Following a discussion, Director Bittner moved that the Board authorize District counsel to prepare same for execution by

a member of the Board of Directors. Director Teal seconded said motion, which carried unanimously.

6. Communications Report. The Board acknowledged receipt of a written report from Triton Communications. No formal action was taken by the Board.
7. Financial Advisor Report. No formal report was heard.
8. Engineer's Report. Ms. Hauter reviewed with the Board copies of an Engineer's Report, prepared by BGE, Inc., a copy of which is attached hereto as Exhibit "B". Ms. Hauter summarized the status of construction projects currently underway within the District.

Next, Ms. Hauter requested approval of a proposal from USA Professional Services Group, Inc. for services to be performed to assemble bond-related documents to support the following improvements: (i) Windmill Farms Phase 4 Infrastructure; (ii) 1.0 MG Water Storage Tank; and (iii) Mason Boulevard Utility Construction. Ms. Hauter noted that the proposal requests authorization for said services in an amount not to exceed \$10,500, contingent upon review by the District's Attorney. Following a discussion, Director Bittner moved to authorize research to be performed by USA Professional Services Group, Inc. in an amount not to exceed \$10,500, subject to attorney review and sign off. Director Teal seconded said motion, which carried unanimously.

Ms. Hauter next requested approval to award a contract for Windmill Farms Phase 6B Utility Improvements to C.W. Young Construction, L.P. in the amount of \$3,622,684.88. Following a discussion, Director Bittner moved that the Board authorize the award of contract as presented. Director Teal seconded said motion, which carried unanimously.

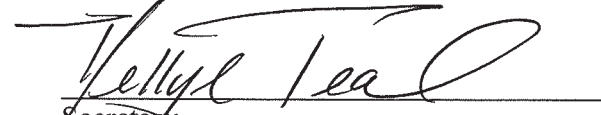
Next, Ms. Hauter reported that seven (7) bids were received in connection with advertisements for Windmill Farms Phases 4D2, 4D3 and 4D1. Ms. Hauter stated that BGE recommended that the District award the contract to Obra Ramos Construction, LLC in the amount of \$3,730,24.20. Following a discussion, Director Bittner moved that the Board authorize the award of contract as presented. Director Teal seconded said motion, which carried unanimously.

Following a discussion, Director Teal moved that the Board (i) accept the Engineer's report; and (ii) approve all items listed therein. Director Woods seconded said motion, which carried unanimously.

9. Operator's Report. Mr. Robinson reviewed with the Board copies of an Operator's Report as of September 2022, a copy of which is attached hereto as Exhibit "C". Mr. Robinson reviewed the collection report and noted that six (6) accounts have been sent to collections. Next, Mr. Robinson provided the Board with an updated on the Texas Utility Help application. Finally, reported 1013 active residential connections. Following a discussion, Director Bittner moved that the Board accept the Operator's Report. Director Teal seconded said motion, which carried unanimously.

10. Developer's Report. Mr. Lemke discussed the status of construction and development within the District. Director Gas posed a question to the developer regarding use of open space for parks and recreation. No formal action was taken by the Board.
11. Rate Order Amendment. Ms. Landiak and Ms. Tovery reviewed the proposed amendments with the Board. Next, Ms. Tovery reviewed with the Board a copy of a rate order analysis prepared by Dye & Tovery, LLC to address utility services and proposed changes related thereto. Following a discussion, Director Teal moved that the Board approve an amended rate order to include a category for monthly water usage above 15,000. Director Bittner seconded said motion, which carried unanimously.
12. Bookkeeper's Report. Ms. Tovery presented to and reviewed with the Board copies of the bookkeeping report and budget prepared by D&T, a copy of which is attached hereto as Exhibit "D". Following a discussion, Director Bittner moved that the Board (i) approve the bookkeeper's report as presented; and (ii) authorize payment of checks as listed in the report. Director Teal seconded said motion, which carried unanimously.
13. Tentative Date for Next Meeting. Upon motion duly made, seconded and unanimously carried, the Board scheduled the next meeting of the Board for Thursday, December 1, 2022, at 12:00 noon, or until further call.

After noting no further business to come before the Board, Director Baker moved that the meeting be adjourned. Director Teal seconded said motion, which carried unanimously. The meeting adjourned at 12:45 pm.


Secretary

