

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

THE STATE OF TEXAS §  
COUNTY OF COLLIN §  
LAKEHAVEN MUNICIPAL UTILITY DISTRICT OF COLLIN COUNTY §

The Board of Directors (the "Board") of Lakehaven Municipal Utility District of Collin County ("District") met in regular session, open to the public, on Wednesday, February 8, 2023, at 12:00 noon, at 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240, an official meeting place located outside the boundaries of the District, for which notice was given as required by Chapter 551, Government Code, and Chapter 49, Texas Water Code.

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

Dean Dumke	President
Andrew Prine	Vice President
Guymon Phillips	Secretary
Stephen Pepper	Assistant Secretary
Danielle Giglio	Assistant Secretary

All members of the Board were present at the commencement of the meeting with the exception of Director Phillips. Also present were: Mr. Brian Hunnicutt, Mr. Eddie Kittle, and Ms. Kristi Chandler each with Green Brick Partners; Mr. Brock Pfister, P.E., and Mr. Bryan Moody, P.E. of Kimley-Horn and Associates; Inc.; Ms. Stefani Chastain of Dye & Toverly LLC; and Mr. Ross Martin, attorney and Ms. Genny Lutzel, paralegal each with Winstead PC.

1. Call to Order. The meeting was called to order at 12:04 pm.
2. Public Communication and Comment. The Board opened the meeting to public comment. Hearing none, Director Pepper moved that the Board close the public communication and comment session of the meeting. Director Giglio seconded said motion, which carried unanimously.
3. Minutes of January 11, 2023, Board of Directors Meeting. Following a discussion, Director Giglio moved that the Board approve the Minutes of the January 11, 2023 meeting. Director Pepper seconded said motion, which carried unanimously.
4. Financial Advisor Report. In the absence of a formal report, the Board deferred action at this time.
5. Engineer's Report. Mr. Pfister presented to and reviewed with the Board copies of an Engineer's Report, a copy of which is attached hereto as Exhibit "A". Following a review of

construction projects currently underway within the District, Mr. Pfister recommended that the Board authorize the District Engineer and/or Landscape Architect to proceed with preparation of construction plans and specifications for (i) landscape, hardscape and irrigation improvements for Lakehaven Phase 3; (ii) water, sewer, drainage, paving, and recreational facilities for clearing, grading, paving, utilities, landscape, hardscape and irrigation improvements for Lakehaven Phase 4; and (iii) clearing, grading, paving, and utility improvements for Lakehaven Phase 5.

Next, Mr. Pfister requested Board authorization for the District Engineer to advertise bids for landscape, hardscape, and irrigation improvements for Lakehaven Phase 3.

Mr. Pfister next reviewed with the Board copies of a bid summary for Lakehaven Phase 3- water, sanitary sewer, and storm sewer improvements, and confirmed Kimley-Horn's recommendation to award a construction contract for said improvements to KCK Utility in the total bid base amount of \$2,416,164.45.

Next, Mr. Pfister reviewed with the Board copies of the only bid received for the Farmersville Wastewater Treatment Plant No. 3 – Lakehaven Phase 1 West Well, and confirmed Kimley-Horn's recommendation to award a construction contract for said plant to Rey-Mar Construction in the total base bid amount of \$1,167,000.00.

Finally, Mr. Pfister presented to and reviewed with the Board copies of the following Pay Applications and Change Orders:

- a) Pay Application No. 4 in the amount of \$559,174.60 from SYB Construction for water, sanitary sewer, and storm sewer improvements in Lakehaven Phase 2;
- b) Change Order No. 1 in the amount of \$764,500.00 in the amount of \$764,500.00 for we well material costs to be added into the scope of work to be performed by A3-UAA, Inc. for Farmersville Wastewater Treatment Plant No. 3.

Following a discussion, Director Dumke moved that the Board (i) accept the Engineer's report; (ii) authorize District consultants to proceed with preparation of construction plans and specifications for water, sewer, drainage, paving, and recreational facilities for Lakehaven Phases 3, 4 and 5; (iii) authorize the award a construction contract for water, sanitary sewer and storm sewer improvements for Lakehaven Phase 3 to KCK Utility in the total base bid amount of \$2,416,164.45; (iv) authorize the award of a construction contract for paving, signage, and lighting infrastructure for Lakehaven Phase 3 to Glenn Thurman in the total base bid amount of \$1,028,458.90; (v) authorize the award of a construction contract for the Farmersville Wastewater Treatment Plant No. 3 – Lakehaven Phase 1 Wet Well to Rey-Mar Construction in the total base bid amount of \$1,167,000.00; and (vi) approve all Pay Applications and Change Orders as recommended by Kimley-Horn. Director Giglio seconded said motion, which carried unanimously.

6. Developer's Report. Mr. Hunnicutt summarized the status of construction projects currently underway within the District, noting that Phase 1 franchise improvements are wrapping up; landscape/hardscape improvements are slated for completion mid-year; and wet utility work has commenced in Phase 2. No formal action was taken by the Board.

7. Bookkeeper's Report. Ms. Chastain presented to and reviewed with the Board copies of a Bookkeeper's report, a copy of which is attached hereto as Exhibit "B". Next, Ms. Chastain reported 100% collections for the current year levy. Following a discussion, Director Pepper moved that the Board approve the bookkeeper's report and authorize payment of invoices. Director Dumke seconded said motion, which carried unanimously.

8. Order Approving an Investment Policy and Appointing an Investment Officer. Mr. Martin presented to and reviewed with the Board copies of said Order, a copy of which is attached hereto as Exhibit "C". Following a discussion, Director Dumke moved that the Board approve the Order as presented. Director Prine seconded said motion, which carried unanimously.

9. Resolution Designating Depositories and Establishing Investment Account for Deposit of District Funds. Ms Chastain reviewed with the Board copies of the updated Depository List. Next, Mr. Martin presented to and reviewed with the Board copies of said Resolution a copy of which is attached hereto as Exhibit "D". Following a discussion, Director Giglio moved that the Board approve the Resolution as presented. Director Pepper seconded said motion, which carried unanimously.

10. Resolution Adopting Prevailing Wage Rate Scale for Construction Projects. Mr. Martin presented to and reviewed with the Board copies of said Resolution a copy of which is attached hereto as Exhibit "E". Following a discussion, Director Prine moved that the Board approve the Resolution as presented. Director Pepper seconded said motion, which carried unanimously.

11. There being no further business to conduct, the meeting was adjourned at 12:15 p.m.

APPROVED AND ADOPTED this 8<sup>th</sup> day of March 2023.

(DISTRICT SEAL)



/s/ Guymon H. Phillips

Secretary  
Board of Directors