

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

THE STATE OF TEXAS §

COUNTY OF HENDERSON §

LAKE VIEW MANAGEMENT AND DEVELOPMENT DISTRICT §

The Board of Directors (the "Board") of Lake View Management and Development District (the "District") met in special session, open to the public, on Monday, November 28, 2022 at 2:00 p.m., at 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201, a location outside the boundaries of the District. The roll was called of the members of the Board to-wit:

Thomas Burleson	President
Neal Sleeper	Vice President
Alan Naul	Secretary
Christopher Kelsey	Director/Assistant Secretary
Gary Reaves	Director

All members of the Board were present at the commencement of the meeting with the exception of Director Naul and Director Sleeper. Also present were Mr. Levi Wild of Wild Land Development Consulting, LLC; Mr. Guymon Philips, P.E., Mr. Nancy Phillips, P.E. each of Team Phillips; Ms. Kerry Tovery of Dye & Tovery LLC; Mr. Ross Martin, attorney and Ms. Genny Lutzel, paralegal of Winstead PC; Mr. David Phillips; Mr. Mark Spahlinger, Fire Chief, Long Cove Fire Rescue, LLC, Ms. Diana Moog, Chief Financial Officer of Hampstead Holdings. Mr. Brian Lopera of McCall Gibson Swedlund Barfoot participated by audio conference.

1. The meeting was called to order at 2:08 p.m., and evidence was presented that public notice of such meeting had been given as required by law.

2. The Board opened the meeting to public comments. Hearing none, Director Reaves moved to close the public comment session of the meeting. Director Kelsey seconded said motion, which carried unanimously.

3. Consideration was next given to the review and approval of the minutes of the October 26, 2022 and November 15, 2022 Board of Directors meetings. Following a discussion, Director Reaves moved to approve both sets of minutes, as transcribed. Director Kelsey seconded said motion, which carried unanimously.

4. Consideration was next given to the review and approval of documents in connection with issuance of the District's Unlimited Tax Utility Bond, Series 2022 ("Series 2022 Utility Bonds") and related closing, including acknowledgment of closing statement and fund disbursements. Mr. Martin presented to and reviewed with the Board copies of the closing instructions provided by Hilltop Securities, a copy of which is attached hereto as Exhibit "A", noting that closing is scheduled for November 29, 2022. Following a discussion, Director Reaves

moved that the Board acknowledge and approve same. Director Kelsey seconded said motion, which carried unanimously.

5. Consideration was next given to a Report on Applying Agreed-Upon Procedures for Construction, Engineering and Related Costs Reimbursable to Long Cove Development, Inc. from Proceeds of the Series 2022 Utility Bonds, and authorize reimbursement following closing of sale of Series 202 Utility Bonds (“AUP Report”). The Board recognized Mr. Lopera who reviewed the AUP Report with the Board, noting reimbursements following close of the sale of the Series 2022 Utility Bonds. Following a discussion, Director Reaves moved that the Board approve the AUP Report and authorize reimbursement to the developer following closing. Director Kelsey seconded said motion, which carried unanimously.

6. Consideration was next given to the review and approval of an Amended District Information Form (“ADIF”). Following a discussion, Director Reaves moved that the Board approve the ADIF and authorize District counsel to record same in the deed records of Henderson County, and with the Texas Commission on Environmental Quality. Director Kelsey seconded said motion, which carried unanimously.

7. Consideration was next given to an update from the developer/general manager. The Board recognized Mr. Spahlinger at this time who summarized the status of fire protection services within the District. No formal action was taken by the Board.

8. Consideration was next given to the operator’s report. In the absence of an operator, no formal report was heard.

9. Consideration was next given to the Engineer’s Report, a copy of which is attached hereto as Exhibit “B”. Mr. Phillips reviewed with the Board the status of construction projects within the District. Next, Mr. Phillips recommended that the Board retain Baird, Hampton and Brown, Inc. to prepare construction plans and specifications to update the water master plan and to address storage requirements, pneumatic pressure tanks, new and enlarged pumps and backup power for both water well sites.

Next, Mr. Phillips requested Board authorization to award an extension of a contract with Dennis Hyde dba Montrose Marketing, Inc. for the provision of consultant services in connection with landscape services provided by Woodlake Outdoor, LLC, a copy of which is attached hereto as Exhibit “C”.

Mr. Phillips next requested Board authorization to approve an extension of the Master Service Agreement with Woodlake Outdoor, LLC for landscape maintenance within the District to include additional common areas, a copy of which is attached hereto as Exhibit “D”.

Finally, Mr. Phillips requested Board authorization to approve the following change orders from Irr-Tech, LLC for additional work around Henderson Harbor due to plan revisions: Change Order No. 1 in the amount of \$3,908.52; Change Order No. 2 in the amount of \$29,956.00; and Change Order No. 3 in the amount of \$252,581.00.

Following a discussion, Director Reaves moved that the Board (i) accept the Engineer's Report; (ii) authorize the approval of an agreement with Baird, Hampton & Brown, Inc. Engineering & Surveying for the provision of civil engineering services for water systems upgrades; (iii) authorize and approve the Master Service Agreement by and between the District and Woodlake Outdoor, LLC; and (iv) approve Changes Order Nos. 1, 2 and 3 from Irr-Tech, LLC for Henderson Harbor improvements in open space areas. Director Kelsey seconded said motion, which carried unanimously.

10. Consideration was next given to the review and approval of an amended rate order. Mr. Martin and Mr. Phillips reviewed the proposed amendments with the Board to include fees for Fire Protection Services, a copy of which is attached hereto as Exhibit "E". Following a discussion, Director Reaves moved that the Board approve said Amended Rate Order. Director Kelsey seconded said motion, which carried unanimously.

11. Consideration was next given to the approval of a Bookkeeping Report prepared by from Dye & Toverly, LLC, a copy of which is attached hereto as Exhibit "F". Following a discussion, Director Reaves moved that the Board (i) approve the Bookkeeping Report and authorize disbursement of checks. Director Kelsey seconded said motion, which carried unanimously.

12. Consideration was next given to the review and approval of an annual financial report for fiscal year ended July 31, 2022. The Board recognized Mr. Lopera who reviewed the draft report with the Board. Following a discussion, Director Reaves moved that the Board approve the annual financial report, subject to final review by District Counsel. Director Kelsey seconded said motion, which carried unanimously.

There being no further business to conduct, Director Reaves moved that the meeting be adjourned, which motion was seconded by Director Kelsey and unanimously approved. The Board adjourned at 3:12 p.m.

APPROVED AND ADOPTED this 8th day of March, 2023.

/s/ Alan Naul

Secretary

