

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

**December 15, 2021**

The Board of Directors (the "Board") of Kaufman County Fresh Water Supply District No. 1-A (the "District") met in special session by open to the public, on Wednesday, December 15, 2021 at 1:30 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:

Doug Bynum	President
Michael Regan	Vice President
Ronald Sorenson	Secretary
Jordan Peterson	Assistant Secretary

All Directors were present at the commencement of the meeting, with the exception of Director Bynum. The following individuals were also present in the meeting: Mr. RL Lemke of Pillar Income Asset Management; Ms. Kerry Tovery of Dye & Tovery LLC ("D&T"); Mr. John Kissling, member of the Board of Directors of Kaufman County Fresh Water Supply District No. 1-B; Ms. Karena Hauter, P.E. with BGE, Inc. ("BGE"); Mr. Cameron Robinson of Inframark; and Mr. Ross Martin, attorney, Ms. Sarah Landiak, attorney, and Ms. Genny Lutz, paralegal of Winstead PC.

1. The meeting was called to Order at 1:33 p.m.
2. Public Comment and Communications. The Board opened the meeting to public comment. Hearing none, the Board closed the public comment session of the meeting.
3. Minutes of November 12, 2021 Board of Directors Meeting. Following a discussion, Director Regan moved to approve the Minutes of the November 12, 2021 Board meeting. Director Sorenson seconded said motion, which carried unanimously.
4. Engineer's Report. Ms. Hauter reviewed with the Board copies of an Engineer's Report prepared by BGE, a copy of which is attached hereto as Exhibit "A". Ms. Hauter next summarized the status of construction projects currently underway within the District. Next, Ms. Hauter reviewed with the Board the following Pay Estimates:

(i) Regional Sewer Project CR 212 to Windmill Farms Regional Lift Station (Package 1 – Force Mains and Gravity Main) - Pay Estimate No. 7 in the amount of \$49,008.87 from Belt Construction of Texas, LLC; and (ii) Regional Sewer Project Mustang Creek Lift Station to CR 212 (Package 2 – Gravity Main); and Pay Estimate No. 8 in the amount of \$343,789.92, and Change Order No. 1 in the amount of \$520,006.12, each from Belt Construction of Texas, LLC.

Following a discussion Director Sorenson moved that the Board (i) accept the Engineer's report; and (ii) approve all pay estimates as recommended by the District Engineer. Director Regan seconded said motion, which carried unanimously.

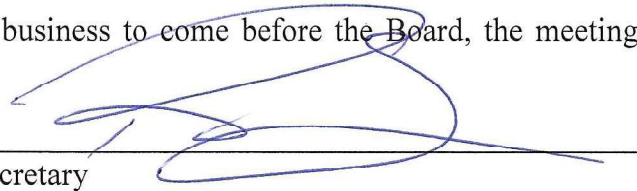
5. Developer's Report. Mr. Lemke discussed the status of construction and development within the Windmill Farms subdivision, noting that all single-family home lots have been sold. No formal action was taken by the Board.
6. Operator's Report. Mr. Robinson reviewed with the Board copies of an Operator's Report, a copy of which is attached hereto as Exhibit "B". Mr. Robinson stated that all parameters at the wastewater treatment plant were in compliance, and pump repair work for pump #2 has been rescheduled. Finally, Mr. Robinson noted that Inframark is monitoring CBOD levels, and investigating an increase in CBOD levels. Following a discussion, Director Sorenson moved that the Board accept the Operator's Report. Director Regan seconded said motion, which carried unanimously.
7. Bookkeeping Report, Payment of Invoices, Current and Proposed Budget Matters, Bank Resolutions, and related Bookkeeping matters. Ms. Toverly reviewed with the Board copies of the Operating Expense Cash Report – General Fund and Joint Utility Facilities and Operations report prepared by D&T, copies of which are attached hereto as Exhibit "C". Following a discussion, Director Sorenson moved to approve the bookkeeper reports; and authorize disbursement of funds. Director Regan seconded said motion, which carried unanimously.
8. Consider and approve Settlement Agreement for litigation regarding nonpayment of wastewater improvement costs by Kaufman County Fresh Water Supply District No. 1-B).

Executive Session. Upon motion by Director Regan, seconded by Director Peterson, the Board voted unanimously to convene into Executive Session pursuant to Section 551.071(1)(A), Texas Government Code to consult with the District's attorney regarding pending or contemplated litigation.

The meeting was closed to the public at 1:34 p.m. The Board reconvened the meeting in open session at 1:45 p.m. No formal action was taken by the Board.

9. Tentative Date for Next Meeting. Upon motion duly made, seconded and unanimously carried, the Board scheduled the next meeting of the Board for Thursday, January 6, 2022, at 1:00 pm, or until further call.

After noting that there was no further business to come before the Board, the meeting adjourned at 2:00 pm.

  
Secretary