

**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 Thursday, July 29, 2021, at 2:00 p.m., at 3899 Maple Avenue, Suite 300, Dallas, Texas, 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 Reaves, and Director Kelsey. Directors present voted on all matters that came before the Board. Director Reaves participated by audio listen only mode during the meeting. Also present were: Ms. Diana Moog of Hampstead Holdings; Mr. Guymon Phillips, P.E., and Ms. Nancy Phillips, P.E. each of Team Phillips, Inc., the District's engineer; Mr. Levi Wild of Wild Land Development Consulting, LLC; Mr. Greg Dick, General Manager of Long Cove; Ms. Kerry Tovery of Dye & Tovery LLC, the District's bookkeeper; and Mr. Ross Martin, attorney; and Ms. Genny Lutzell, paralegal of Winstead PC.

1. The meeting was called to order at 2:00 pm., 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 comment. Hearing none, Director Sleeper close the public comment session. Director Naul seconded said motion, which carried unanimously.

3. Consideration was next given to the review and approval of the Minutes of the Board of Directors meeting held on April 15, 2021. Following a discussion, Director Naul moved to approve the Minutes, as transcribed. Director Sleeper said motion, which carried unanimously.

4. Consideration was next given to the developer/general manager report. No formal report was heard.

5. Consideration was next given to the engineer's report, a copy of which is attached hereto as Exhibit "A". Mr. Phillips briefed the Board on the status of construction work throughout

the Long Cove community as described in the written report. Next, Mr. Phillips described expansion of District Boundaries by annexation.

Mr. Phillips then reviewed with the Board copies of a contract with Irri-Tech, LLC in the amount of \$45,540.00 for irrigation piping distribution to expedite partial installation for Windward Way park frontage. Following a discussion, Director Sleeper moved to approve said contract as recommended by the District's Engineer. Director Naul seconded said motion, which carried unanimously.

Next, Ms. Phillips reported on the contract close-out for Baker Construction for paving and drainage improvements, noting acceptance of a two-year maintenance bond, and recommended acceptance of same. Next, Ms. Phillips further summarized contract change orders one (1) through seven (7) relative to the original contract with Baker Construction. Following a discussion, Director Sleeper moved to (i) accept the paving and drainage improvements performed by Baker Construction; and (ii) ratify and approve Change Orders one through seven. Director Naul seconded said motion which carried unanimously.

Next, Ms. Phillips reviewed with the Board copies of Change Order No. 1 from Arcadia Water in the amount of \$145,191.60 for construction of low-pressure sanitary sewer mains from Long Cove community to the new wastewater treatment plant under construction by Heritage. Following a discussion, Director Sleeper moved to approve said contract as recommended by the District's Engineer. Director Naul seconded said motion, which carried unanimously.

Next, Ms. Phillips reviewed with the Board copies of a Master Service Agreement ("MSA") with 5B Construction, LLC to perform general and maintenance service projects for the District. Ms. Phillips reviewed with the Board the proposed scope of services, and fees for same. Following a discussion, Director Naul moved to approve the MSA with 5B Construction, LLC in an amount not to exceed \$175,000.00 within a two-year cap, subject to review by District counsel. Director Sleeper seconded said motion, which carried unanimously.

Finally, Mr. Phillips reviewed with the Board copies of an Independent Contractor Agreement by and between the District, Long Cove Development, Inc. and Dennis Hyde dba Montrose Marketing, Inc. Mr. Phillips described the proposed scope of services, and fees for same, noting the need for additional oversight and supervision of contractors operating within the District. Following a discussion, Director Sleeper moved to approve said contract, as recommended by the District's Engineer. Director Naul seconded said motion, which carried unanimously.

Copies of agreements approved by the Board are included in the written engineer's report attached hereto.

6. Consideration was next given to the Petition for Addition of Land from landowners. Mr. Phillips described the proposed annexation of land, noting that annexation of 540.87 acres to the existing District boundaries is both practicable, feasible, and is of benefit to the District. Next, the Board acknowledged receipt of Petitions for Addition of Lands from Post Oak Ranch LP, and

6300 Brookshire LLC, copies of which are attached hereto as Exhibit "B". Following a discussion, Director Sleeper moved to acknowledge and approve said Petitions. Director Naul seconded said motion, which carried unanimously.

7. Consideration was next given to the review and adoption of an Order Adding Land and Redefining Boundaries, a copy of which is attached hereto as Exhibit "C". Mr. Martin discussed the matter with the Board. Following a discussion, Director Naul moved that Board adopt the Order Adding Land and Redefining Boundaries, and acknowledged the engineer's letter to support same. Director Sleeper seconded said motion, which carried unanimously.

8. Consideration was next given to the approval of an Amended District Information Form. Mr. Martin discussed the provisions of said form to reflect the annexation of land. Following a discussion, Director Sleeper moved that the Board approve the Amended District Information Form, and authorize filing of same with the Henderson County property records, and with the Texas Commission on Environmental Quality. Director Naul seconded said motion, which carried unanimously.

9. Consideration was next given to the operator's report. In the absence of an operator, Mr. Phillips provided a report, noting the purchase and installation of a new water tank. Members of the Board and Mr. Phillips generally discussed fire protection services. No formal action was taken by the Board.

10. Consideration was next given to the review and approval of a tax collection contract with Henderson County, Texas, a copy of which is attached hereto as Exhibit "D". Following a discussion, Director Naul moved to approve the Collections Contract with Henderson County Tax Office. Director Sleeper seconded said motion, which carried unanimously.

11. Consideration was next given to the approval of a Bookkeeping Report, a copy of which is attached hereto as Exhibit "E". Ms. Tovery reviewed the report with the Board. Following a discussion, Director Sleeper moved that the Board (i) approve the Bookkeeping Report; and (ii) authorize the payments listed thereon. Director Naul seconded said motion, which carried unanimously.

12. Consideration was next given to receipt of 2021 certified tax roll prepared by Henderson County Appraisal District ("HCAD"); review tax rate recommendation from Financial Advisor; approve proposed tax rate for 2021; adopt Notice of Water District Hearing on Tax Rate; and authorize publication of same.

13. Consideration was next given to the review and approval of a budget for fiscal year ending July 31, 2022, a copy of which is attached hereto as Exhibit "F". Ms. Tovery reviewed the proposed budget with the Board. Following a discussion, Director Naul moved that the Board adopt the budget for fiscal year ending July 31, 2022 as presented. Director Sleeper seconded said motion, which carried unanimously.

14. Consideration was next given to the review of a letter from McCall Gibson Swedlund Barfoot PLLC in connection with preparation of the District's audit for fiscal year ending

July 31, 2021. Mr. Martin discussed the matter with the Board. No formal action was taken by the Board.

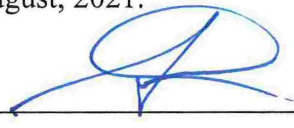
15. Consideration was next given to approval of Release of Claims by and among Jeff and Jennifer Kropholler and the District, et al.

Executive Session. Upon motion by Director Reaves, seconded by Director Naul, 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 3:37 p.m. The Board President reconvened the meeting in open session at 3:41 p.m., and stated that it would be appropriate at this time to consider the approval of a Release of Claims by and among Jeff and Jennifer Kropholler and the District, et al. Following a discussion, Director Naul moved that the Board authorize said Release. Director Sleeper seconded said motion, which carried unanimously.

16. There being no further business to conduct, Director Sleeper moved that the meeting be adjourned, which motion was seconded by Director Naul and unanimously approved. The Board adjourned at 3:42 p.m.

APPROVED AND ADOPTED this 26th day of August, 2021.



Secretary

(DISTRICT SEAL)

