

## **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 Wednesday, March 8, 2023 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 Reaves and Director Kelsey. 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. Kathi Dye of Dye & Toverly LLC; Mr. Greg Dick, General Manager; Mr. Mark Spahlinger, Fire Chief, and Mr. James Wessel of Long Cove Fire Rescue, LLC; Ms. Diana Moog, Chief Financial Officer of Hampstead Holdings; Mr. Ross Martin, attorney and Ms. Genny Lutzell, paralegal each with Winstead PC.

1. The meeting was called to order at 2:05 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 Sleeper moved to close the public comment session of the meeting. Director Naul seconded said motion, which carried unanimously.

3. Consideration was next given to the review and approval of the minutes of the November 28, 2022 Board of Directors meeting. Following a discussion, Director Naul moved to approve the minutes, as transcribed. Director Sleeper seconded said motion, which carried unanimously.

4. Consideration was next given to an update from the developer/general manager. Mr. Wild reviewed with the Board a summary of properties sold and/or under development within the Long Cove Community, noting that 220 properties have been sold and 150 are complete and occupied as of the current reporting period. No formal action was taken by the Board.

5. Consideration was next given to the financial advisor's report. No formal report was heard.

6. Consideration was next given to the operator and fire department report. Chief Spahlinger briefed the Board on the status of the fire department, fire and rescue equipment, and personnel for the provision of emergency medical and fire protection services to serve the Long Cove Community. Chief Spahlinger further discussed efforts to reach out to neighboring communities, and confirmed that gate security personnel are additionally certified as first responders. No formal action was taken by the Board.

7. Consideration was next given to the Engineer's Report, a copy of which is attached hereto as Exhibit "A". Mr. Phillips reviewed with the Board the status of roadway, utility, and irrigation and drainage improvements currently underway within the District.

Next, Mr. Phillips requested Board authorization to approve Pay Application No. 7 in the amount of \$98,142.66 from Irr-Tech, LLC.

Mr. Phillips next requested Board authorization to approve the following Pay Applications and Change Order from JDR for Eastport utility construction: (i) Pay Application No. 3 in the amount of \$84,013.35; (ii) Pay Application No. 4 in the amount of \$81,848.52; and (iii) Change Order No. 2 for a deduction of \$33,711.00.

Next, Mr. Phillips requested Board authorization to approve Pay Application No. 4 in the amount of \$264,337.97 from Gerke; and Pay Application No. 2 in the amount of \$20,281.25 from Baird, Hampton & Brown, Inc. for water system upgrades.

Following a discussion, Director Naul moved that the Board (i) accept the Engineer's Report; and (ii) approve all Pay Applications and Change Orders as recommended by the District Engineer. Director Sleeper seconded said motion, which carried unanimously.

8. 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 "B". Following a discussion, Director Sleeper moved that the Board (i) approve the Bookkeeping Report and authorize disbursement of checks; (ii) authorize Dye & Toverly LLC to transfer funds to the Logic account, as discussed; and (iii) approve the proposed amended budget for fiscal year ending July 30, 2023. Director Naul seconded said motion, which carried unanimously.

9. Consideration was next given to the review and approval of the District's insurance policy renewal. A copy of the premium summary is attached hereto as Exhibit "C". Following a discussion, Director Sleeper moved that the Board approve the insurance renewal as presented. Director Naul seconded said motion, which carried unanimously.

10. Consideration was next given to the review and approval of a Resolution Designating Depositories and Establishing Investment Accounts for Depositor of Funds, a copy of which is attached hereto as Exhibit "D". Following a discussion, Director Sleeper moved that the Board adopt said resolution. Director Naul seconded said motion, which carried unanimously.

11. Consideration was next given to the review of the District's Investment Policy, and if timely, approve a Resolution Acknowledging Annual Review, a copy of which is attached hereto as Exhibit "E". Mr. Martin noted that no changes are recommended at this time. Following a discussion, Director Naul moved that the Board approve said Resolution Acknowledging Annual Review of Investment Policy and Investment Strategies. Director Sleeper seconded said motion, which carried unanimously.

There being no further business to conduct, Director Naul moved that the meeting be adjourned, which motion was seconded by Director Sleeper and unanimously approved. The Board adjourned at 2:35 p.m.

APPROVED AND ADOPTED this 26th day of April, 2023.

/s/ Alan Naul

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Secretary

