

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

THE STATE OF TEXAS §

COUNTY OF COLLIN §

NORTH PARKWAY MUNICIPAL MANAGEMENT DISTRICT NO. 1 §

The Board of Directors (the “Board”) of North Parkway Municipal Management District No. 1 (the “District”) met in regular session, open to the public, on Monday, December 19, 2022, at 1800 Valley View Lane, Suite 300, Farmers Branch, Texas 75234, an official meeting place outside the boundaries of the District, for which notice was given as required by Chapter 551, Texas Government Code, and Chapter 49, Texas Water Code.

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

Greg Leveling	President
William Rogers	Vice President
Robert Klarer	Secretary
James Rose	Assistant Secretary
Steve Mitchell	Assistant Secretary

All members of the Board were present at the commencement of the meeting with the exception of Director Rose and Director Rogers, thus constituting a quorum. Also present were: Ms. Brandi Galindo of Dye & Toverly, LLC; Mr. Mark Pfirman of Municap, Inc. (“Municap”); Mr. Jim Knight of KFM Engineering & Design (“Engineer”); Mr. Ross Martin, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC; and Mr. Brock Babb of Centurion American Development Group.

The meeting was called to order at 2:00 p.m.

1. The Board called for public communications and comments. Hearing none, Director Mitchell moved that the Board close the public comment session of the meeting. Director Klarer seconded said motion, which carried unanimously.

2. Consideration was given to the review and approval of the Minutes of the Board of Directors meetings held on November 15, 2022. Following a discussion, Director Klarer moved to approve the minutes as transcribed. Director Mitchell seconded said motion, which carried unanimously.

3. The Board next considered a Partial Assignment of Payment Rights Under Reimbursement Agreement from 2M Holdings, LP, to Double J D Holdings, LLC, a copy of which is attached hereto as Exhibit “A”. Mr. Martin noted that the partial assignment has been previously approved and is presented for ratification on the agenda. Following a discussion, Director Mitchell

moved that the Board acknowledge and approve the partial assignment as presented. Director Klarer seconded said motion, which carried unanimously.

4. The Board next recognized Mr. Pfirrmann, who updated the Board with regard to disclosure reports on behalf of the District, noting that 2022-2023 assessment bills have been sent to landowners, and that 4th quarter developer disclosures for both the Series 2021 and Series 2022 Major Improvement Bonds will be filed in February 2023. No formal action was taken by the Board.

5. The Board next recognized Mr. Knight, who presented to and reviewed with the Board an Engineer's report dated December 19, 2022, a copy of which is attached hereto as Exhibit "B". Mr. Knight updated the Board with regard to construction and engineering within the District, and then recommended approval of the following pay applications and change orders, which, following a discussion, were approved by the Board as noted below:

- Director Klarer moved that the Board approve Pay Application No. 2 in the amount of \$384,777.00 from Robert Wyatt Contraction, LLC ("Wyatt") under the grading improvements contract to serve Brookshire at Legacy Hills Phase 1. Director Mitchell seconded said motion, which carried unanimously.
- Director Mitchell moved that the Board approve Pay Application No. 3 in the amount of \$358,065.00 from Wyatt under the grading improvements contract to serve Brookshire at Legacy Hills Phase 1. Director Klarer seconded said motion, which carried unanimously.
- Director Mitchell moved that the Board approve Change Order No. 3 in the amount of \$141,083.97 from Acadia Services LLC ("Acadia") under the water, wastewater, and storm drainage improvements contract to serve the Enclave at Legacy Hills. Director Klarer seconded said motion, which carried unanimously.
- Director Mitchell moved that the Board approve Change Order No. 4 in the amount of \$32,913.87 from Acadia under the water, wastewater, and storm drainage improvements contract to serve the Enclave at Legacy Hills. Director Klarer seconded said motion, which carried unanimously.
- Director Mitchell moved that the Board approve Pay Application No. 5 in the amount of \$89,052.48 from Future, Inc., under the infrastructure grading improvements contract to serve the Arbors of Legacy Hills. Director Klarer seconded said motion, which carried unanimously.

Mr. Knight next requested that the Board ratify and approve payment of payroll submittals for the design and management contracts for the Arbors of Legacy Hills on behalf of Mattamy Homes in the total amount of \$5,889.00. Following a discussion, Director Klarer moved that the Board ratify and approve the payment as recommended by the District's Engineer. Director Mitchell seconded said motion, which carried unanimously.

The Board next recognized Mr. Martin, who presented to and reviewed with the Board copies of the following Certifications for Payment and draw requests for Board approval: (i) a draw request for administrative expenses from the Contract Revenue Bonds (Phase #1A-1B Improvements) funds in the amount of \$5,000.00 dated December 19, 2022, a copy of which is attached hereto as Exhibit "C"; (ii) a draw request for administrative expenses from the Major Improvements Project #2 bonds in the amount of \$16,886.20 dated December 19, 2022, a copy of which is attached hereto as Exhibit

“D”; (iii) Contract Revenue Bonds (Phase #1A Improvements) payment request in the amount of \$94,814.00, attached hereto as Exhibit “E”; (iv) Capital Recovery Fee Bonds payment request in the amount of \$316,886.51, attached hereto as Exhibit “F”; (v) Major Improvements Project Bonds payment request in the amount of \$1,875,195.79, attached hereto as Exhibit “G”; and (vi) Major Improvements Project #2 Bonds payment request in the amount of \$12,575.00, attached hereto as Exhibit “H”. Mr. Martin reported that all payment requests have been reviewed and approved by the Developer and Municap, Inc., and, where applicable, the City of Celina. Following a discussion, Director Mitchell moved that the Board approve all Certifications for Payment and draw requests as presented pending final approval by Municap, Inc., and the City of Celina as discussed. Director Klarer seconded said motion, which carried unanimously.

Following a discussion, Director Mitchell moved that the Board approve the Engineer’s report as presented. Director Klarer seconded said motion, which carried unanimously.

6. The Board continued to recognize Ms. Galindo, who presented to and reviewed with the Board a bookkeeper’s report dated December 19, 2022, a copy of which is attached hereto as Exhibit “I”. Ms. Galindo also noted late check #2115 to Director Klarer in the amount of \$22.25 for approval. Following a discussion, Director Mitchell moved that the Board (i) approve the bookkeeping report; (ii) authorize the payment of bills listed thereon; and (iii) approve the investment of funds as recommended by the District’s Bookkeeper. Director Klarer seconded said motion, which carried unanimously.

7. The Board next recognized Mr. Babb, who updated the Board with regard to development and progress of construction within the District. No formal action was taken by the Board.

There being no further business to conduct and upon motion duly made, seconded and unanimously carried, the Board adjourned the meeting at 2:26 p.m. until further call.

[Signature page follows]

APPROVED AND ADOPTED this 17th day of January, 2023.



Rob Klarer, Secretary
North Parkway Municipal Management District No. 1

