

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

**THE STATE OF TEXAS** §

**COUNTIES OF DENTON AND WISE** §

**ALPHA RANCH WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1** §  
**OF DENTON AND WISE COUNTIES**

The Board of Directors (the “Board”) of Alpha Ranch Water Control and Improvement District of Denton and Wise Counties (the “District”) met in special session, open to the public, located at 520 I-35 Frontage Road, Denton, Texas 76205, outside the District’s boundaries, on February 9, 2023, and the roll was called of the members of the Board to-wit:

Gary Fitzgerald	President
Marc Stanwyck	Vice President
Robert Cabbage	Secretary
Glen Vaughn	Assistant Secretary
VACANT	Assistant Secretary

All members of the Board were present at the commencement of the meeting with the exception of Director Cabbage, thus constituting a quorum. Also present were Ms. Brandi Galindo of Dye & Toverly, LLC, bookkeepers for the District; Ms. Sarah Landiak, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC, attorneys for the District; and Mr. Brody Brown, a member of the public. Mr. Brian Lopera of McCall Gibson Swedlund Barfoot PLLC joined the meeting by telephone.

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

1. The Board first called for public communications or comment. Hearing none, Director Fitzgerald moved that the Board close the public comment session of the meeting. Director Vaughn seconded said motion, which carried unanimously.

2. The Board next confirmed receipt of the draft minutes of the January 12, 2023, Board of Directors meeting. Following a discussion, Director Vaughn moved that the Board approve the minutes as drafted. Director Fitzgerald seconded the motion, which carried unanimously.

3. The Board next recognized Mr. Lopera, who presented to an reviewed the Board a draft supplemental Agreed-Upon Procedures Report (“Supplemental AUP”) prepared by McCall Gibson Swedlund Barfoot PLLC, a copy of which is attached hereto as Exhibit “A”. Mr. Lopera explained that the Supplemental AUP is related to the District’s reimbursement of the Developer from the District’s Unlimited Tax Road Bonds, Series 2022, in the total amount of \$24,887.01, noting that that includes no developer interest. The distribution of such funds is reflected in the

Supplemental AUP. Following a discussion, Director Vaughn moved that the Board approve the Supplemental AUP as presented. Director Fitzgerald seconded said motion, which carried unanimously.

4. In the absence of an engineer representative, the Board deferred action with regard to an engineer's report.

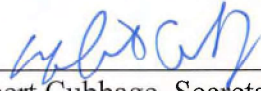
5. In the absence of a developer representative, the Board deferred action with regard to a developer's report.

6. The Board next recognized Ms. Galindo, who presented to and reviewed with the Board copies of a bookkeeping report dated February 9, 2023, a copy of which is attached hereto as Exhibit "B". Ms. Galindo also reviewed a draft operating budget and a draft debt service budget for the 2023-2024 fiscal year, copies of which are attached hereto as Exhibit "C" and Exhibit "D", respectively. Following a discussion, Director Stanwyck moved that the Board (i) approve the bookkeeping report as presented; and (ii) authorize the payment of bills listed thereon. Director Vaughn seconded said motion, which carried unanimously.

There being no further business to conduct, and upon motion by Director Stanwyck seconded by Director Fitzgerald and unanimously carried, the meeting was adjourned at 1:20 p.m. until further call.

*[Signature Page Follows]*

APPROVED AND ADOPTED this 13<sup>th</sup> day of April, 2023.



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Robert Cabbage, Secretary  
Alpha Ranch Water Control and  
Improvement District of Denton and Wise  
Counties

