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

THE STATE OF TEXAS §

COUNTY OF HOOD §

CRESSON CROSSROADS MUNICIPAL UTILITY DISTRICT NO. 2 §

The Board of Directors (the “Board” or the “Board of Directors”) of Cresson Crossroads Municipal Utility District No. 2 (also sometimes referred to herein as the “District”) met in special session, open to the public, at 5189 E. I-20 Service Road, N., Suite #104, Willow Park, Texas 76087. on February 11, 2022, and the roll was called of the members of the Board to-wit:

Bill Cherry	President
Mike Barrett	Vice President
Rodney Mays	Secretary
Derek Tanner	Assistant Secretary
Steve Cook	Assistant Secretary

All members of the Board were present at the commencement of the meeting with the exception of Director Tanner, and Director Mays. Also present were Mr. Ike Thomas of The Thomas Group, Mr. Grant Read of Railhead Realty, developer representative; Mr. Ryan Voorhees of CRV Investments, LLC; Mr. Jim Martin of Martin Land Sales; and Mr. Ben Shanklin, PE of Childress Engineers, Inc., the District engineer. Participating by audio conference were Ms. Kerry Tovery, CPA of Dye & Tovery LLC; Ms. Sarah Landiak, attorney, and Ms. Genny Lutz, paralegal, each with Winstead PC.

1. The meeting was called to Order at 10:21 a.m.
2. Consideration was next given to public comments and communications. Hearing none, Director Cherry moved that the Board close the public comment session of the meeting. Director Cook seconded said motion, which carried unanimously.
3. Consideration was next given to review and approval of the Minutes of the November 18, 2021 Board of Directors meeting. Following a discussion, Director Cherry moved that the Board approve the minutes as presented. Director Cook seconded said motion, which carried unanimously.
4. Consideration was next given to the review and approval of the engineer’s report. The Board recognized Mr. Shanklin who summarized the status of bid advertisements for construction of a wastewater treatment plant, noting the general timeline for submission to the Texas Commission on Environmental Quality. Next, Mr. Read reported on repair work underway to restore the ground storage tank, and a slight delay in repair work to the Motorsport Ranch well due to inclement weather. The Board next heard a report from Mr. Voorhees in connection with a lease

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agreement with the City of Cresson in connection with wastewater treatment services. Mr. Voorhees described the proposed arrangement with the City, and requested Board approval to proceed with said discussions. Following a discussion, Director Cook moved that the Board authorize District consultants to proceed with any and all action required to proceed to with (i) acquisition of water wells; and (ii) approval of a lease arrangement with the City of Cresson to formalize wastewater treatment services with the District. Director Cherry seconded said motion, which carried unanimously.

5. Consideration was next given to the report from developer. Mr. Voorhees discussed with the Board matters relative to the provision of utilities and services for expansion of the District boundaries. No formal action was taken by the Board.

6. Consideration was next given to the review and approval of an engagement letter to conduct a water and wastewater cost of service and rate design study by NewGen Strategies & Solutions, a copy of which is attached hereto as Exhibit "B". Mr. Read reviewed the letter with the Board, noting the proposed scope of services and fees for same. Following a discussion, Director Cook moved that the Board approve the engagement letter as presented. Director Barrett seconded said motion, which carried unanimously.

7. Consideration was next given to the review and approval of a Development Agreement, a copy of which is attached hereto as Exhibit "C". Ms. Landiak reviewed the draft with the Board. Following a discussion, Director Cook moved that the Board acknowledge said Form and authorize District consultants to proceed with completion of same, subject to final review by District counsel. Director Cherry seconded said motion, which carried unanimously.

8. Consideration was next given to the division of the District, adoption of an Order, and an Amended District Information Form. The Board deferred action on the matter.

9. Consideration was next given to the annexation of land into the District. The Board deferred action on the matter.

10. Consideration was next given to the ratification and approval of the District's insurance policy, a copy of which is attached hereto as Exhibit "D". The Board discussed the matter with District consultants, noting additional coverage may be required following review of District facilities. Following a discussion, Director Cherry moved that the Board ratify and approve the District's insurance renewal effective January 29, 2022. Director Cook seconded said motion, which carried unanimously.

11. Consideration was next given to the bookkeeping report for the month. Ms. Tovery reviewed with the Board copies of the bookkeeping report prepared by Dye & Tovery, LLC, a copy of which is attached hereto as Exhibit "E". Following a discussion, Director Cherry moved that the Board (i) approve the book keeper's report as presented; and (ii) authorize payment of checks as listed in the report. Director Cook seconded said motion, which carried unanimously.

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12. Consideration was next given to the review and approval of a Resolution Designating Depositories and Establishing Investment Accounts for Deposit of District Funds. Ms. Landiak reviewed the Resolution with the Board, noting the annual update to reflect the District's approved list of depositories, a copy of which is attached hereto as Exhibit "F". Following a discussion, Director Cook moved to approve said Resolution. Director Cherry seconded said motion, which carried unanimously.

13. Consideration as next given to the review and approval of a Resolution Adopting Prevailing Wage Rate Scale for Construction Workers. The Board deferred action on the matter.

14. Consideration was next given to the supplemental agenda. Ms. Landiak reviewed with the Board an Order Calling Directors Election to be held on May 7, 2022, a copy of which is attached hereto as Exhibit "F". Following a discussion, Director Cook moved that the Board approve and adopt the Order as presented. Director Cherry seconded said motion, which carried unanimously.

There being no further business to conduct, the Board adjourned at 11:15 am. until further call.

APPROVED AND ADOPTED this 23rd day of March, 2022.



/s/ Rodney Mays
Secretary