

**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 November 18, 2021, 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. Also present were Mr. Steve Cook, a property owner within the District; Mr. Ike Thomas of The Thomas Group, Mr. Grant Read of Railhead Realty, developer representative; Mr. Ryan Voorhees of CRV Investments, LLC. Participating by audio conference were Ms. Kerry Tovery, CPA of Dye & Tovery LLC; Ms. Sarah Landiak, attorney, and Ms. Genny Lutzell, paralegal, each with Winstead PC.

1. The meeting was called to Order at 11:08 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 Tanner seconded said motion, which carried unanimously.
3. Consideration was next given to review and approval of the Minutes of the October 21, 2021 Board of Directors meeting. Following a discussion, Director Cherry moved that the Board approve the minutes as presented. Director Tanner seconded said motion, which carried unanimously.
4. Consideration was next given to resignation and appointment of Directors. Ms. Landiak recognized Mr. Steve Cook as a property owner within the District who is eligible to serve as a member of the Board. Following a discussion, Director Cherry moved that the Board appoint Steve Cook to the Board as Assistant Secretary. Director Tanner seconded said motion, which carried unanimously.

5. Consideration was next given to Director qualification instruments, noting that Director Cook has completed all required forms, and has received information relative to government training requirements.

6. No formal action was taken to reorganize the Board of Directors at this time.

7. Consideration was next given to a Petition for Addition of Lands into the District ("Petition") submitted by Cresson Ventures, LLC, a copy of which is attached hereto as Exhibit "A". Ms. Landiak reviewed the Petition with the Board, noting that the parcel to be considered for addition to the District is located within the extraterritorial jurisdiction of City of Cresson, and that the City Council of the City of Cresson, has consented to the addition of these lands into the District. Following a discussion, Director Tanner moved that the Board acknowledge and accept the Petition. Director Cook seconded said motion, which carried unanimously.

8. Consideration was next given to an Order Adding Lands and Redefining Boundaries ("Order"). Ms. Landiak reviewed the Order with the Board, a copy of which is attached hereto as Exhibit "B". Following a discussion, Director Tanner moved that the Board (i) adopt the Order; (ii) authorize filing in the Hood County property records and with the Texas Commission on Environmental Quality. Director Cook seconded said motion, which carried unanimously.

9. Consideration was next given to the review and approval of an Amended District Information Form ("ADIF"), a copy of which is attached hereto as Exhibit "C". Ms. Landiak noted that the form has been amended to show the redefined boundaries of the District. Following a discussion, Director Cherry moved that the Board (i) approve the ADIF Form as presented; and (ii) authorize the District's legal counsel to record same in the Hood County property records, and with the Texas Commission on Environmental Quality, as required. Director Cook seconded said motion, which carried unanimously.

10. Consideration was next given to the engineer's report. The Board recognized Mr. Read who discussed with the Board the need to address additional wastewater system capacity to accommodate 500,000 gallon capacity per development phase, and to include three 500,000 gallon treatment ponds with ultimate capacity of 1,500,000 gallons. Mr. Read requested Board authorize to the District's engineer to prepare construction plans/specifications for same. Following a discussion, Director Barrett moved to authorize the District engineer to proceed with said request. Director Cook seconded said motion, which carried unanimously.

Next, Mr. Read requested Board consideration to authorization District consultants to apply for an amendment to wastewater treatment plant permit to increase direct discharge to 1,500,000 gallons. Following a discussion, Director Barrett moved that the Board authorize same. Director Cook seconded said motion, which carried unanimously.

Mr. Read next requested Board authorization to contract for solid waste removal relative to the sewer systems. Following a discussion, Director Barret moved that the Board authorize same. Director Cook seconded said motion, which carried unanimously.

Next, Mr. Read discussed with the Board an above-ground storage system in need of repairs possible acquisition of wells to address same.

11. With respect to consolidation of the District's water system with the City of Cresson's, the Board discussed a possible tie-in to the surface water versus a water well. However, following such discussion, the Board deferred action on this matter.

12. Consideration was next given to the developer's report. Mr. Read had no further information to provide.

13. With respect to consideration and approval of the rate order, the Board discussed options for solid waste collection, noting the current operator managed by the City of Cresson. No formal action was taken on the matter.

14. Consideration was next given to ratify and approve a contract with \_\_\_\_\_. Following a discussion, Director Tanner moved to ratify and approve same. Director Cook seconded said motion, which carried unanimously.

15. With respect to District operations and a possible District office, the Board deferred action on this matter.

16. Consideration was next given to accounting controls, procedures, and accounts. Following a discussion, Director Cherry moved that two Directors and the bookkeeper must sign all checks. Director Mays seconded said motion, which carried unanimously.

17. Consideration was next given to the bookkeeping report for the month. Ms. Tovery reviewed with the Board copies of the bookkeeping report prepared by D&T, a copy of which is attached hereto as Exhibit "D". Following a discussion, Director Tanner 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 Mays seconded said motion, which carried unanimously.

18. With respect to the transfer of water rights from MIT-MAR Land, LP to the District, the Board deferred action on this matter.

19. With respect to the approval and design of a waste water treatment plant and public water supply, the Board deferred action on this matter.

20. Consideration was next given to the approving an FIA template to create structure for projects to be approved, inspected and accepted by the District and to ensure that the District has a template for future projects. No action was taken on this matter.

21. The Board discussed a tentative date for the next meeting.

There being no further business to conduct, the Board adjourned until further call.

APPROVED AND ADOPTED this 11<sup>th</sup> day of February, 2022,

*J. Coak*

Secretary

(DISTRICT SEAL)

