

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

THE STATE OF TEXAS §

COUNTY OF KAUFMAN §

KAUFMAN COUNTY FRESH WATER SUPPLY DISTRICT NO. 7-A §

The Board of Directors (the “Board”) of Kaufman County Fresh Water Supply District No. 7-A (the “District”) met in special session, open to the public, on the 19th day of August, 2021, by telephone conference.

Mr. Scott Eidman, General Counsel for the District, announced that the Meeting would be conducted by telephone conference to mitigate the spread of COVID-19. Mr. Eidman confirmed that Meeting participants would observe guidance provided by the Texas Attorney General’s office to suspend certain requirements of the Texas Open Meetings Act. Mr. Eidman next stated that (i) Notice of the Meeting was given in accordance with Chapter 551, Government Code, and Chapter 49, Texas Water Code, as amended by the Governor’s order and Attorney General’s guidance; (ii) the Meeting was being conducted in a transparent and accessible manner; (iii) Meeting packets were distributed to all participants and made available to the public; and (iv) the Meeting would be recorded and made available for electronic distribution upon request.

Barbara King	President
Patrick Loudon	Vice President
W. Garrett Wesp	Secretary
Dyane Fisher	Treasurer/Assistant Secretary
Joshua Lane	Assistant Secretary

All members of the Board were present by telephone at the commencement of the meeting with the exception of Director Loudon, thus constituting a quorum. Also present by telephone were: Mr. Daniel Rawls of LJA Engineering, Inc. (“LJA”); Ms. Kathi Dye of Dye & Toverly, LLC; Mr. Scott Eidman, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC; and Mr. James Mabrey, a developer of lands within the District.

The meeting was called to order at 11:03 a.m.

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

2. The Board next acknowledged receipt of the Minutes from August 12, 2021, Board of Directors meeting. Following a discussion, Director Fisher moved that the Board approve the Minutes as presented. Director King seconded said motion, which carried unanimously.

3. The Board recognized Mr. Mabrey, who updated the Board with regard to development within the District, and noted that an item for later discussion regarding a Nonstandard Service Agreement with Talty Special Utility District was not ready for final Board approval at this time. No formal action was taken by the Board.

4. The Board next reviewed an Amendment to the Reimbursement Agreement by and between the District and JLM 717 Kaufman, LP (“JLM 717”), a copy of which is attached hereto as Exhibit “A”. Mr. Eidman noted that the agreement is being amended to update the definition of certain terms to mirror related agreements with future developers. Following a discussion, Director Wesp moved that the Board approve the agreements and policy as presented. Director King seconded said motion, which carried unanimously.

5. The Board deferred action with regard to a First Amendment to the Nonstandard Service Agreement by and between the District, JLM 717, and Talty Special Utility District.

6. The Board next reviewed a Wastewater Escrow Agreement by and between the District, JLM 717, and LGI Homes-Texas, LLC, a copy of which is attached hereto as Exhibit “B”. Following a discussion, Director Fisher moved that the Board approve the agreements and policy as presented. Director King seconded said motion, which carried unanimously.

7. The Board recognized Mr. Rawls, who gave the Board an opportunity to ask questions regarding the status of engineering projects within the District. No formal action was taken by the Board.

8. The Board next recognized Ms. Dye, who presented to and reviewed with the Board copies of a bookkeeping report dated August 19, 2021, a copy of which is attached hereto as Exhibit “C”. Following a discussion, Director Wesp moved that the Board (i) approve the bookkeeping report; (ii) authorize the payment of bills listed thereon; and (iii) authorize the distribution of said payments by the District’s bookkeeper pursuant to Section 49.151, Texas Water Code. Director King seconded said motion, which carried unanimously.

There being no further business to conduct, Director Wesp moved that the meeting be adjourned at 11:13 a.m. Director King seconded said motion, which carried unanimously. The Board adjourned until further call.

[Signature page follows]

APPROVED AND ADOPTED this 30th day of August, 2021.



/s/ W. Garrett Wesp

W. Garrett Wesp, Secretary

Board of Directors

Kaufman County Fresh Water Supply District

No. 7-A