

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

THE STATE OF TEXAS §

COUNTIES OF DENTON AND WISE §

NORTH FORT WORTH WATER CONTROL AND IMPROVEMENT §
DISTRICT NO. 1 DENTON AND WISE COUNTIES

The Board of Directors (the “Board”) of North Fort Worth Water Control and Improvement District No. 1 of Denton and Wise Counties (the “District”) met in regular session, open to the public, at 2728 N. Harwood Street, Suite 500, Dallas, Texas, on February 9, 2023, and the roll was called of the members of the Board to-wit:

J.D. Walker	President
Donald Lucky	Vice President
Charles Garretson	Secretary
Steve Babcock	Assistant Secretary
Thomas Thye	Assistant Secretary

All members of the Board were present at the commencement of the meeting with the exception of Director Garretson, thus constituting a quorum. Also present were Ms. Sarah Landiak, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC; Ms. Brandi Galindo and Mr. Daniel Rawls of LJA Engineering, Inc. (“Engineer”). Mr. Michael Poole of Lennar Homes and Mr. Brian Toldan of McCall Gibson Swedlund Barfoot PLLC joined the meeting by telephone.

The meeting was called to order at 11:44 a.m.

1. The Board called for public communications or comments. Hearing none, the Board closed the public comment session of the meeting.

2. The Board next reviewed the Minutes from January 12, 2023, Board of Directors meeting. Following a discussion, and upon motion by Director Lucky, seconded by Director Walker and unanimously carried, the Board approved the Minutes as presented.

3. The Board next recognized Mr. Toldan, who presented to and discussed with the Board a draft of the District’s audit for the fiscal year ended July 31, 2022, a copy of which is attached hereto as Exhibit “A”. After discussion on the matter, Director Babcock moved that the Board (i) approve the audit as presented; and (ii) authorize the District’s auditor to file the audit with the Texas Commission on Environmental Quality. Director Thye seconded said motion, which carried unanimously.

4. The Board next recognized Mr. Poole, who updated the Board with regard to development within the District. Mr. Poole reported that home construction should begin in Shale Creek Phase 3A over the next two months, and Phase 3B should be fully closed out in early 2024. Mr. Poole also reported that Phase 4 utility construction is still planned for summer

2023 with close out expected in September of 2024. Following a discussion, Director Thye moved that the Board approve the Developer's report as presented. Director Walker seconded said motion, which carried unanimously.

5. The Board next recognized Mr. Rawls, who presented to and reviewed with the Board an engineering report dated February 9, 2023, a copy of which is attached hereto as Exhibit "B". Mr. Rawls updated the Board with regard to engineering and development matters within the District, reporting that Shale Creek Phase 3A will be ready for final acceptance by the District upon final acceptance of the water facilities by the City of Fort Worth and final acceptance of the sanitary sewer facilities by Aqua Texas, Inc. Upon final acceptance of the phase by the District, home construction will begin. Next, Mr. Rawls recommended approval of the following change order:

- Change Order No. 1 from Conatser Construction TX, L.P. ("Conatser") in the amount of \$0.00 under the paving, water, wastewater, storm drainage, and street light improvements contract for the Shale Creek Phase 3B.

Mr. Rawls explained that the change order is for quantity adjustments due to plan revisions that netted a \$0.00 change overall. Following a discussion, Director Lucky moved that the Board (i) approve the change order from Conatser as recommended by the District's Engineer; and (ii) approve the Engineer's report as presented. Director Walker seconded said motion, which carried unanimously.

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 "C". Following a discussion, Director Walker moved that the Board (i) approve the bookkeeping report; (ii) authorize the payment of bills as listed thereon, and (iii) approve the investment of funds as recommended by the District's Bookkeeper. Director Lucky seconded said motion, which carried unanimously.

There being no further business to conduct, and upon motion by Director Babcock, seconded by Director Lucky and unanimously carried, the Board adjourned at 11:58 a.m. until further call.

[Signature Page Follows]

APPROVED AND ADOPTED this 9th day of March, 2023.



Chuck Garretson, Secretary, Board of Directors
North Fort Worth Water Control & Improvement
District No. 1 of Denton and Wise Counties

