

**Minutes of Meeting  
Board of Directors  
Kaufman County Fresh Water Supply District No. 1-D**

**July 13, 2023**

The Board of Directors (the "Board") of Kaufman County Fresh Water Supply District No. 1-D (the "District") met in special session by open to the public on Thursday, July 13, 2023 at 12:00 p.m., at 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201, an official meeting place outside the boundaries of the District. The roll was called of the members of the Board, to wit:

Alice D. Bittner	President
Jenny Berry Woods	Vice President
Heather Street Baker	Secretary
Kellye Teal	Treasurer/Asst. Secretary
Neima Gas	Assistant Secretary

All Directors were present at the commencement of the meeting with the exception of Director Baker. The following individuals were also present: Mr. RL Lemke of Pillar Income, developer representative; Mr. John Kurt; Mr. Josh Dennison of Scarborough Lane Development; Kaufman County Constable Jerry Kitchens, Precinct 2; Mr. Bryant Caswell, P.E. of BGE, Inc.; Ms. Stefani Chastain of Dye & Toverly, LLC ("D&T"); Mr. Cameron Robinson of Inframark, LLC ("Inframark"); Mr. John Kissling, Board member of Kaufman County Fresh Water Supply District No. 1-B ("KC1B"); Mr. Ross Martin attorney and Ms. Amy Bieber, paralegal, each with Winstead PC.

1. Call to Order. The meeting was called to order at 12:05 p.m.
2. Public Comments and Communications. Mr. Martin opened the meeting to public comment. Hearing none, Director Woods moved to close the public comment session. Director Teal seconded said motion, which carried unanimously.
3. Minutes of June 8, 2023 Board meeting. Following a discussion, Director Bittner moved to approve the minutes as transcribed. Director Teal seconded said motion, which carried unanimously.
4. Patrol Activity Report. Constable Kitchens reviewed with the Board copies of the June 2023 Patrol Report with the Board, a copy of which is attached hereto as Exhibit "A". No formal action was taken by the Board.
5. Communications Report. Mr. Martin reviewed with the Board copies of a communication consultant report prepared by Triton Consulting Group, LLC ("Triton") a copy of which is attached hereto as Exhibit "B". Director Gas recommended that the Board authorize Triton to send resident alerts by text message to all current, active subscribers with an option to "opt out". Following a discussion, Director Bittner moved that the Board authorize Triton to transmit resident alerts to all current, active subscriptions to include an option for the recipient to "opt out". Director Teal seconded said motion, which carried unanimously.

6. Engineer's Report. Mr. Caswell reviewed with the Board copies of an Engineer's Report, prepared by BGE, Inc., a copy of which is attached hereto as Exhibit "C". Mr. Caswell summarized the status of construction projects currently underway within the District. Next, Mr. Caswell presented to and reviewed with the Board an estimate for drainage maintenance and cleanup within the District to reduce underbrush and other debris settling within the creek channel. A general discussion took place; however, the Board deferred action on the matter pending review of District funds for such purpose.

Next, Mr. Caswell recommended that the Board approve Pay Estimate No. 3 in the amount of \$973,224.36 for utility improvements in Windmill Farms Phase 6B from CW Young Construction, LP.

Following a discussion, Director Bittner moved that the Board (i) accept the Engineer's Report; and (ii) approve Pay Estimate No. 3 as recommended by the District Engineer. Director Teal seconded said motion, which carried unanimously.

7. Operator's Report. Mr. Robinson reviewed with the Board copies of an Operator's Report as of May 2023, a copy of which is attached hereto as Exhibit "D". Mr. Robinson reviewed account collections, deposit refunds and general operation matters, noting no compliance issues. Next, Mr. Robinson reported that water accountability is at 77%. Following a discussion, Director Bittner moved that the Board approve the Operator's Report. Director Teal seconded said motion, which carried unanimously.
8. Developer's Report. Mr. Lemke discussed the status of status of lot development noting that Windmill Farms Phase 6B lots are currently under contract, and construction of a fuel station is pending engineer review of the proposed layout. No formal action was taken by the Board.
9. Bookkeeper's Report. Ms. Chastain presented to and reviewed with the Board copies of a bookkeeper's report prepared by D&T, a copy of which is attached hereto as Exhibit "E". Following a discussion, Director Bittner moved that the Board (i) approve the bookkeeper's report as presented; and (ii) authorize payment of checks as listed in the report. Next, Ms. Chastain stated that \$120,988.63 remains due from KC1B for joint utility facility and operation services. Following a discussion, Director Teal moved that the Board approve the bookkeeper reports, and authorize disbursement of funds. Director Bittner seconded said motion, which carried unanimously.
10. Tentative Date for Next Meeting. Upon motion duly made, seconded and unanimously carried, the Board scheduled the next meeting of the Board for Thursday, August 3, 2023, at 12:00 noon, or until further call.

After noting no further business to come before the Board, Director Teal moved that the meeting be adjourned. Director Bittner seconded said motion, which carried unanimously. The meeting adjourned at 12:29 pm.

  
Secretary

