

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

**June 8, 2023**

The Board of Directors (the "Board") of Kaufman County Fresh Water Supply District No. 1-D (the "District") met in regular session by open to the public on Thursday, June 8, 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 Bittner. Director Teal arrived later, as noted. The following individuals were also present: Mr. RL Lemke of Pillar Income, developer representative; Mr. Josh Dennison of Scarborough Lane Development; Kaufman County Constable Jerry Kitchens, Precinct 2; Mr. Bryant Caswell, P.E. of BGE, Inc.; Ms. Kerry Tovery of Dye & Tovery, 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"); Ms. Sarah Landiak, attorney, Mr. Jake Hockett, attorney and Ms. Genny Lutzell, paralegal, each with Winstead PC.

1. Call to Order. The meeting was called to order at 12:09 p.m.
2. Public Comments and Communications. Ms. Landiak opened the meeting to public comment. Hearing none, Director Woods moved to close the public comment session. Director Baker seconded said motion, which carried unanimously.
3. Minutes of May 4, 2023 Board meeting. Following a discussion, Director Woods moved to approve the minutes as transcribed. Director Baker seconded said motion, which carried unanimously.
4. Patrol Activity Report. Constable Kitchens reviewed with the Board copies of the May 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. No formal report was heard.
6. Financial Advisor Report. No formal report was heard.  
  
Director Teal arrived during the engineer's report.
7. 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 "B". Mr. Caswell

summarized the status of construction projects currently underway within the District. Next, Mr. Caswell addressed questions raised at the previous Board meeting regarding options for creek channel improvements to reduce underbrush and other debris settling within the area. Mr. Caswell then reviewed with the Board copies of a Technical Memorandum prepared by BGE setting forth certain conceptual feasibility studies for discussion. Director Gas noted similar improvements with a neighboring community. Mr. Caswell stated that in some cases, a drainage channel may lead to a nearby stream with permit requirements. Next, Mr. Caswell stated that a maintenance agreement might also be an option for future consideration. Director Gas stated that she will reach out to the consultants representing Devonshire to request additional information relative to their drainage channel improvements.

Next, Mr. Caswell recommended that the Board approve Pay Estimate No. 11 in the amount of \$72,874.80 for earthwork improvements in Windmill Farms Phase 6B from Obra Ramos Construction, LLC.


Next, Mr. Caswell recommended that the Board approve Pay Estimate No. 2 in the amount of \$514,058.67 for utility improvements in Windmill Farms Phase 6B from CW Young Construction, LP.

Following a discussion, Director Baker moved that the Board (i) accept the Engineer's Report; (ii) approve Pay Estimate No. 11; and (iii) approve Pay Estimate No. 2 as recommended by the District Engineer. Director Teal seconded said motion, which carried unanimously.

8. Operator's Report. Mr. Robinson reviewed with the Board copies of an Operator's Report as of April 2023, a copy of which is attached hereto as Exhibit "C". Mr. Robinson reviewed account collections, deposit refunds and general operation matters, noting no compliance issues. Next, Mr. Robinson discussed the status of utility meters, noting that material delays are affecting some contractors. Following a discussion, Director Baker moved that the Board approve the Operator's Report. Director Teal seconded said motion, which carried unanimously.
9. Developer's Report. Mr. Lemke presented to and reviewed with the Board a copy of draft plans for the amenity center, generally discussing options and related costs. Next, Mr. Lemke reported that he is meeting with single-family homebuilders who have expressed interest in the remaining lots located within the District.
10. Bookkeeper's Report. Ms. Tovery 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 "D". Ms. Tovery reported 99.15% taxes have been collected for the 2022 tax levy. Following a discussion, Director Baker 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. Tovery stated that \$112,693.53 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 Baker seconded said motion, which carried unanimously.

11. Tentative Date for Next Meeting. Upon motion duly made, seconded and unanimously carried, the Board scheduled the next meeting of the Board for Thursday, July 13, 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 Baker seconded said motion, which carried unanimously. The meeting adjourned at 12:40 pm.

  
Secretary

