

**MINUTES OF THE MEETING  
OF THE  
BOARD OF SUPERVISORS**

THE STATE OF TEXAS §

COUNTY OF KAUFMAN §

WALDEN POND FRESH WATER SUPPLY DISTRICT OF KAUFMAN COUNTY §

The Board of Supervisors (the “Board”) of Walden Pond Fresh Water Supply District of Kaufman County (the “District”) met in regular session, open to the public, at 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201, outside the boundaries of the District, on September 11, 2023, and the roll was called of the members of the Board, to-wit:

Linda Patman	President
Blake Beecroft	Vice President
Yvette Hodges	Secretary
Sharon Kline	Assistant Secretary
Clinton Wheeler	Assistant Secretary

All members of the Board were present at the commencement of the meeting, thus constituting a quorum. Also present were Ms. Stefani Chastain of Dye & Toverly, LLC (“Bookkeeper”); Mr. Scott Eidman, attorney, and Ms. Amy Bieber, Paralegal, each of Winstead PC; Mr. Cameron Robinson of Inframark, LLC (“Operator”); and Mr. Matt Clark of Barraza Consulting Group, LLC (“Engineer”).

The meeting was called to order at 12:04 p.m.

1. The Board called for public communications and comments. There being none and upon motion by Supervisor Beecroft, seconded by Supervisor Wheeler and unanimously carried, the Board adjourned the public comment section of the meeting.

2. The Board next acknowledged receipt of the Minutes from the August 17, 2023, Board meeting. Following a discussion, Supervisor Beecroft moved that the Board approve the Minutes as presented. Supervisor Wheeler seconded said motion, which carried unanimously.

3. Upon motion by Director Beecroft, seconded by Director Wheeler, and unanimously carried, the Board convened a public hearing regarding the District’s proposed 2023 tax rate. The notice of the hearing was published in accordance with the requirements of the Texas Water Code, and a copy of said notice is attached hereto as Exhibit “A”. The Board reviewed the tax rate recommendation prepared by Hilltop Securities, Inc., the District’s financial advisor, and, hearing no public comment, Director Beecroft moved that the Board close the public hearing. Director Wheeler seconded said motion, which carried unanimously. The Board reopened the meeting.

4. The Board next reviewed and discussed an Order Setting Tax Rate for 2023, a copy of which is attached hereto as Exhibit “B”. Following a discussion, Director Beecroft moved that the Board (i) levy a 2023 operations and maintenance tax of \$0.3625 per \$100 of net taxable value; (ii) levy a 2023 road bond debt service tax of \$0.6375 per \$100 of net taxable value; and (iii) adopt the Order Setting Tax Rate for 2023 to reflect the same. Director Wheeler seconded said motion, which carried unanimously.

5. In the absence of a developer representative, the Board deferred action with regard to a developer’s report.

6. The Board next recognized Mr. Robinson, who presented to and reviewed with the Board an operations report dated August 2023, a copy of which is attached hereto as Exhibit “C”. Mr. Robinson also presented updated customer account procedures for approval, noting that these procedures are the guidelines for the Operator to provide payment plans and other waivers to customer accounts before needing to seek Board approval. Following a discussion, Supervisor Beecroft moved that the Board (i) accept the Operator’s report as presented; and (ii) approve the customer account procedures as presented. Supervisor Wheeler seconded said motion, which carried unanimously.

7. The Board next reviewed an application for service with Farmers Electric Cooperative (“Farmers”) for electricity for District facilities and streetlights, a copy of which is attached hereto as Exhibit “D”. Mr. Eidman explained that there was an agreement previously in place between Farmers and the developer of the District, however the application will allow the renewal of the agreement between Farmers and the District. Following a discussion, Director Beecroft moved that the Board approve the application as presented. Director Wheeler seconded said motion, which carried unanimously.

8. The Board next recognized Mr. Clark, who presented to and reviewed with the Board an Engineer’s report dated September 11, 2023, a copy of which is attached hereto as Exhibit “E”. Mr. Clark updated the Board with regard to engineering matters within the District, and then recommended approval of the following pay applications:

- Pay Application No. 5 in the amount of \$1,827,192.64 from Circle H Contractors, LP (“Circle H”), under the water, wastewater, and storm drainage improvements contract for Walden Pond South.
- Pay Application No. 7 in the amount of \$178,657.47 from Circle H under the water, wastewater, and storm drainage improvements contract for Walden Pond West Phase 1.
- Pay Application No. 1 in the amount of \$237,128.07 from RPM xConstruction LLC under the paving improvements contract for Walden Pond West Phase 1.

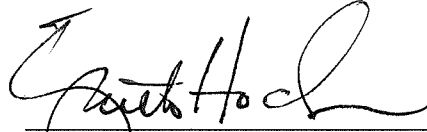
Following a discussion, Supervisor Patman moved that the Board (i) approve all pay applications as recommended by the District’s Engineer; and (ii) approve the Engineer’s report as presented. Supervisor Wheeler seconded said motion, which carried unanimously.

9. The Board continued to recognize Ms. Chastain, who presented to and reviewed with the Board a bookkeeping report dated September 11 2023, a copy of which is attached hereto as Exhibit "F". Following a discussion, Supervisor Beecroft moved that the Board (i) approve the bookkeeping report as presented; (ii) authorize the payment of bills listed thereon; and (iii) approve the investment of District funds as recommended by the District's Bookkeeper. Supervisor Patman seconded said motion, which carried unanimously.

There being no further business to come before the Board, Supervisor Beecroft moved that the meeting be adjourned at 12:11 p.m. Supervisor Wheeler seconded said motion, which unanimously carried.

*[Signature page follows]*

APPROVED AND ADOPTED this 19<sup>th</sup> day of October, 2023.



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Yvette Hodges, Secretary  
Board of Supervisors  
Walden Pond Fresh Water Supply District of  
Kaufman County

