

**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 520 Interstate 35 Frontage Road, Denton, Texas 76205, on August 10, 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, thus constituting a quorum. Also present were Mr. Scott Eidman, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC; Ms. Brandi Galindo of Dye & Toverly, LLC (“Bookkeeper”) and Mr. Andrew Kubiak of LJA Engineering, Inc. (“Engineer”). Mr. Michael Poole of Lennar Homes joined the meeting by telephone.

The meeting was called to order at 12:01 p.m.

1. The Board called for public communications or comments. Hearing none, Director Babcock moved that the Board close the public comment session of the meeting. Director Walker seconded said motion, which carried unanimously.

2. The Board next reviewed the Minutes from May 11, 2023, Board of Directors meeting. Following a discussion, and upon motion by Director Garretson, seconded by Director Thye and unanimously carried, the Board approved the Minutes as presented.

3. The Board next recognized Mr. Eidman, who presented to and reviewed with the Board the 2023 tax rate calculations and recommendations from Hilltop Securities, Inc., the District’s Financial Advisor, a copy of which is attached hereto as Exhibit “A”. The total tax rate recommendation is \$0.60 per \$100 of net taxable value, all designated for maintenance and operations. Following a discussion, Director Walker moved that the Board (i) approve the proposed tax rate; (ii) call a public hearing on the proposed tax rate for September 7, 2023, at 12:00 p.m. at Rudy’s Bar-B-Q; and (iii) authorize publication of a notice of the same. Director Babcock 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 wet utility installation for Shale Creek Phase 3B will be completed shortly, and phase completion is expected in January 2024. Mr. Poole further reported that wet utility installation for Phase 4 will begin as soon as it is complete in Phase 3B, and completion of Phase 4 is expected in July 2024. No formal action was taken by the Board.

5. The Board next recognized Mr. Kubiak, who presented to and reviewed with the Board an engineering reported dated August 10, 2023, a copy of which is attached hereto as Exhibit "B". Mr. Kubiak updated the Board with regard to engineering and development matters within the District, and then recommended award of the following contracts to the lowest qualified bidders as follows:

- Paving, utility, and streetlight improvements for Shale Creek Phase 4 to Conatser Construction TX, LP ("Conatser") in the base bid amount of \$4,646,677.00.

Next, Mr. Kubiak recommended that the Board approve the following pay applications and change order:

- Pay Application No. 1 from Conatser in the amount of \$396,261.00 under the paving, utility, and streetlight improvements for Shale Creek Phase 4.
- Pay Application No. 2 from Conatser in the amount of \$380,252.70 under the paving, utility, and streetlight improvements for Shale Creek Phase 4.
- Change Order No. 1 from Conatser in the amount of \$1,796.00 under the paving, utility, and streetlight improvements for Shale Creek Phase 4.

Mr. Kubiak noted that the change order is requested due to revisions to the construction plans requested by the City of Forth Worth. Following a discussion, Director Babcock moved that the Board (i) award the contract for paving, utility, and streetlight improvements for Shale Creek Phase 4 to Conatser as recommended by the District's Engineer; (ii) approve all pay applications and change order as recommended by the District's Engineer; and (iii) 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 August 10, 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 Thye seconded said motion, which carried unanimously.

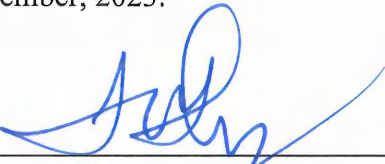
7. The Board next considered adoption of an Amended District Information Form, a copy of which is attached hereto as Exhibit "D". Mr. Eidman noted that an amendment is required due to legislative changes in the form of Notice to Purchaser attached to the District Information Form. Following a discussion, Director Babcock moved that the Board (i) approve the Amended District Information Form as presented; and (ii) authorize the District's legal counsel to record same with Denton County, Wise County, and the Texas Commission on Environmental Quality. Director Thye seconded said motion, which carried unanimously.

There being no further business to conduct, and upon motion by Director Babcock, seconded by Director Garretson and unanimously carried, the Board adjourned at 12:10 p.m. until further call.

*[Signature Page Follows]*

APPROVED AND ADOPTED this 7<sup>th</sup> day of September, 2023.



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