

**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 special session, open to the public, at 520 Interstate 35 Frontage Road, Denton, Texas 76205, on October 12, 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. Director Garretson entered later as noted below. Also present were Mr. Scott Eidman, attorney, of Winstead PC; Ms. Stefani Chastain of Dye & Toverly, LLC (“Bookkeeper”); Mr. Ishmael Machoka of LJA Engineering, Inc. (“Engineer”); and Mr. Carson Henderson of Lennar Homes (“Lennar”).

The meeting was called to order at 12:00 p.m.

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

2. The Board next reviewed the Minutes from September 7, 2023, Board of Directors meeting. Following a discussion, and upon motion by Director Babcock, seconded by Director Thye and unanimously carried, the Board approved the Minutes as presented.

3. The Board next considered the renewal of District insurance coverages, a copy of the summary of the proposal for which is attached hereto as Exhibit “A”. Following a discussion, Director Walker moved that the Board approve the renewal of District insurance coverages as presented. Director Thye seconded said motion, which carried unanimously.

4. The Board next recognized Mr. Henderson, who updated the Board with regard to development within the District. No formal action was taken by the Board.

5. The Board next considered an Agreement for the Construction of Improvements and Reimbursement of Advances by and between the District and Lennar, a copy of which is

attached hereto as Exhibit “B”. Following a discussion, Director Walker moved that the Board approve the agreement as presented. Director Babcock seconded said motion, which carried unanimously.

6. The Board next considered a Reimbursement Priority Agreement, a copy of which is attached hereto as Exhibit “C”. Following a discussion, Director Walker moved that the Board approve the agreement as presented. Director Babcock seconded said motion, which carried unanimously.

7. The Board next recognized Mr. Machoka, who presented to and reviewed with the Board an engineering report dated October 12, 2023, a copy of which is attached hereto as Exhibit “D”. Mr. Machoka updated the Board with regard to engineering and development matters within the District, and then recommended that the Board approve the following pay application:

- Pay Application No. 4 from Conatser Construction TX, L.P. in the amount of \$630,941.40 under the paving, utility, and street light improvements for Shale Creek Phase 3B.

Following a discussion, Director Garretson moved that the Board (i) approve the pay application as recommended by the District’s Engineer; and (ii) approve the Engineer’s report as presented. Director Thye seconded said motion, which carried unanimously.

8. The Board next recognized Ms. Chastain, who presented to and reviewed with the Board copies of a Bookkeeping Report dated October 12, 2023, a copy of which is attached hereto as Exhibit “E”. 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 Babcock seconded said motion, which carried unanimously.

There being no further business to conduct, and upon motion by Director Babcock, seconded by Director Thye and unanimously carried, the Board adjourned at 12:07 p.m. until further call.

[Signature page follows]

APPROVED AND ADOPTED this 14th day of December, 2023.



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