

**MINUTES OF THE ORGANIZATIONAL MEETING
OF THE
BOARD OF DIRECTORS**

THE STATE OF TEXAS §

COUNTY OF COLLIN §

ABSTON HILLS MUNICIPAL UTILITY DISTRICT NO. 1-D §

The Board of Directors (the "Board") of Abston Hills Municipal Utility District No. 1-D (the "District") met in organizational session, open to the public, at 17543 County Road 541, Lavon, Texas 75166, within the boundaries of the District, on December 30, 2021, and the roll was called of the members of the Board to-wit:

The roll was called of the members of the Board, to-wit:

Jennifer Rodarte
Anna Padgett
Jeffrey Lawsha
Tyler Oliver
Eduardo Posas

All members of the Board were present at the commencement of the meeting with the exception of Director Posas, thus constituting a quorum. Also present were Mr. Daniel Dewey, PE, of JBI Partners, Inc. ("JBI"); Ms. Kerry Tovery of Dye & Tovery, LLC; Mr. Allen Jones and Mr. Zach Gauldin, developers of lands within the District; and Ms. Sarah Landiak, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC.

The meeting was called to order at 11:23 a.m.

1. Consideration was first given to the review of the order of the Texas Commission on Environmental Quality ("TCEQ") creating the District. A copy of said order is attached hereto as Exhibit "A". The Board recognized Ms. Sarah Landiak of Winstead PC. Ms. Landiak stated that the Board of Directors was conducting its first meeting since the creation of the District known as Abston Hills Municipal Utility District No. 1-D (the "District"). Next, Ms. Landiak noted the above slate of temporary Directors have expressed an interest in serving on the Board. Finally, Ms. Landiak summarized the purpose and provisions of the District, including a brief overview of laws governing the District. Following a discussion, Director Lawsha moved that the Board formally acknowledge the order of the TCEQ creating the District. Director Padgett seconded said motion, which carried unanimously.

2. The Board next recognized Mr. Jones, who gave a brief overview of the long-term development plan for the Elevon development. Next, Mr. Dewey updated the Board with regard to

construction already underway within the development, noting that D.R. Horton is building on 392 lots within Phase 1-A in one of the District's adjacent districts within the same overall development. No formal action was taken by the Board.

3. Consideration was next given to the administration of Statement of Officer Forms, and Oaths of Office to Directors. Ms. Landiak confirmed that the temporary Directors in attendance have executed their respective Statement of Officer and Oath of Office forms. Next, consideration was given to the review of Conflict of Interest Questionnaire form for Local Government Officials. Ms. Landiak discussed the purpose of said questionnaire, noting instructions for completion of same, if applicable, to comply with Chapter 176 of the Texas Government Code. Consideration was then given to government training requirements pursuant to Chapter 551 of the Texas Government Code. Ms. Landiak stated that members of the Board are subject to the Open Meetings Act, and the Public Information Act, and will be required to participate in an educational training session provided through the Texas Attorney General's office. Finally, Ms. Landiak stated that instructions for completion of same would be distributed to all members of the Board. No formal action was taken by the Board. Following a discussion, Director Lawsha moved to acknowledge the administration of the Statement of Officer and Oath of Office forms. Director Rodarte seconded said motion, which carried unanimously.

4. Consideration was next given to the election of officers. Following a discussion and motion by Director Lawsha, seconded by Director Rodarte and unanimously carried, the following slate of officers was elected:

Tyler Oliver	President
Jeffrey Lawsha	Vice President
Jennifer Rodarte	Secretary
Anna Padgett	Assistant Secretary/Treasurer
Eduardo Posas	Assistant Secretary

5. The Board next recognized Ms. Landiak, who presented to and reviewed with the Board copies of a proposed engagement letter with Winstead PC. Ms. Landiak reviewed the scope of services and fees related to same, and presented to and reviewed with the Board a Resolution Approving Contingent Fee Contract. Following a discussion, Director Lawsha moved that the Board (i) approve the engagement letter with Winstead PC to serve as the District's general and bond counsel; and (ii) adopt the Resolution Approving Contingent Fee Contract as presented. Director Oliver seconded said motion, which carried unanimously.

6. Consideration was next given to the engagement of Dye & Toverly, LLC, to serve as the District's bookkeeper. Ms. Toverly presented to and reviewed with the Board copies of the proposed engagement letter prepared by Dye & Toverly, LLC, a copy of which is attached hereto as Exhibit "B". Following a discussion, Director Lawsha moved that the Board approve the engagement letter for bookkeeping services from Dye & Toverly, LLC. Director Oliver seconded said motion, which carried unanimously.

7. Consideration was next given to designating a depository bank and authorize opening of District operating accounts, and execution of required account documents, including signature cards and related bank resolutions. Ms. Tovery discussed the matter with the Board and reviewed a Resolution Designating Depositories and Establishing District Investment Accounts for Deposit of District Funds, a copy of which is attached hereto as Exhibit “C”. Following a discussion, Director Lawsha moved that the Board (i) authorize Dye & Tovery, LLC to designate Plains Capital Bank as a depository bank for the District’s operating account; (ii) approve the Resolution Designating Depositories and Establishing District Investment Accounts for Deposit of District Funds as presented; and (iii) secure all required signature cards and related banking institution resolutions as may be required. Director Oliver seconded said motion, which carried unanimously.

8. The Board next recognized Ms. Tovery, who presented to and reviewed with the Board copies of a bookkeeping report dated December 30, 2021, a copy of which is attached hereto as Exhibit “D”. Following a discussion, Director Oliver moved that the Board (i) approve the bookkeeping report; and (ii) authorize the payment of bills listed thereon. Director Lawsha seconded said motion, which carried unanimously.

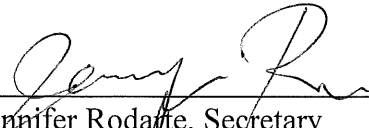
9. Consideration was next given to the adoption of a District Seal. Ms. Landiak discussed the matter with the Board, noting that it was necessary to adopt a District Seal, circular in shape with the name of the District around a five-point star. Following a discussion, Director Lawsha moved that the Board (i) adopt the seal of the District, an impression of which is reflected on Exhibit “E” attached hereto; and (ii) authorize the Board Secretary, Assistant Secretary or records manager to affix said Seal to a District instrument as required. Director Rodarte seconded said motion, which carried unanimously.

10. Consideration was next given to an Order Calling Public Hearing on Exclusion of Land, a copy of which is attached hereto as Exhibit “F”. Ms. Landiak explained that the proposed exclusion of land is pursuant to discussions with the City of Lavon for continued development of the land in conjunction with the City. Following a discussion, Director Rodarte moved that the Board (i) call a public hearing on the proposed exclusion of land for January 18, 2022, at 12:00 noon at the offices of Winstead PC; (ii) approve the Order as presented; and (iii) authorize publication of notice of said hearing as required by law. Director Padgett seconded said motion, which carried unanimously.

There being no further business to conduct, Director Oliver moved that the meeting be adjourned at 11:46 a.m. Director Rodarte seconded said motion, which carried unanimously. The Board adjourned until further call.

[Signature Page Follows]

APPROVED AND ADOPTED this 18th day of January, 2022.



Jennifer Rodarte, Secretary
Board of Directors
Abston Hills Municipal Utility District No. 1-D

