

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

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

VINEYARD MUNICIPAL MANAGEMENT DISTRICT NO. 1 §

The Board of Directors (the “Board” or the “Board of Directors”) of Vineyard Municipal Management District No. 1 (also sometimes referred to herein as the “District”) met in special session, open to the public at 1800 Valley View Lane, Suite 300, Farmers Branch, Texas 75234, outside the boundaries of the District on August 4, 2022, and the roll was called of the members of the Board to-wit:

Kelsey Smith	President
Stephen Wohr	Vice President
Jesse Brinkman	Secretary
Steven R. Pierret	Assistant Secretary
Jessica Rabinowitz	Assistant Secretary

All members of the Board were present at the commencement of the meeting with the exception of Director Brinkman, thus constituting a quorum. All Directors present voted on all items that came before the Board. Also present were: Ms. Brandi Galindo of Dye & Toverly, LLC; Mr. Matt McPhail, attorney, Ms. Amy Bieber, paralegal, and Ms. Angie Barrett, paralegal each of Winstead PC. Mr. Daniel Meyer and Mr. Michael Libera of Samco Capital participated by audio conference.

The meeting was called to order, and evidence was presented that public notice of such meeting had been given as required by law.

1. The Board first called for public communications or comment. Hearing none, the Board closed the public comment section of the agenda.

2. The Board next considered and reviewed the Minutes of the March 8, 2022 Board of Directors meeting. Following a discussion, Director Wohr moved that the Board approve the Minutes as presented. Director Rabinowitz seconded said motion, which carried unanimously.

3. Consideration was next given to the appointment of a Director to fill vacancy on the Board, and adoption of a related Order. Further consideration was given to the administration of Oath of Office, Statement of Officer Form, and discussion of government training requirements. Following a discussion, Director Wohr moved that the Board (i) appoint Kelsey Smith to serve as the Board President of the District; (ii) appoint Director Jesse Brinkman to serve as Board Secretary; and (iii) adopt an Order Appointing Director. Director Pierret seconded said motion, which carried unanimously. A copy of said Order is attached hereto as Exhibit “A”.

4. Consideration was next given to the renewal of the District's insurance coverages. Following a discussion, Director Pierret moved that the Board ratify and approve renewal of the District's insurance coverages effective July 7. Director Woehr seconded said motion, which carried unanimously.

5. Consideration was next given to the engagement of a Financial Advisor. The Board recognized Mr. Libera who reviewed with the Board copies of a Financial Advisory Agreement, a copy of which is attached hereto as Exhibit "B". Following a discussion, Director Pierret moved that the Board approve said Agreement. Director Woehr seconded said motion, which carried unanimously.

6. Consideration was next given to the addition of land to the current District Boundaries. Mr. McPhail reviewed with the Board copies of a Petition for Addition of Land into Vineyard Municipal Management District No. 1 from District landowners, a copy of which is attached hereto as Exhibit "C". Following a discussion, Director Pierret moved that the Board accept said Petition as presented. Director Woehr seconded said motion, which carried unanimously.

7. Consideration was next given to the review and adoption of an Order Adding Lands and Redefining Boundaries, a copy of which is attached hereto as Exhibit "D". Following a discussion, Director Woehr moved that the Board adopt said Order as presented. Director Pierret seconded said motion, which carried unanimously.

8. Consideration was next given to the review and approval of an Amended District Information Form ("ADIF"). Mr. McPhail stated that the amendment would reflect the boundary changes approved by the Board. Following a discussion, Director Woehr moved that the Board approve the ADIF, and authorize recording of same in the property records. Director Pierret seconded said motion, which carried unanimously.

9. Consideration was next given to the developer report. In the absence of a developer representative, no formal action was taken.

10. Consideration was next given to the engineer report. In the absence of an engineer representative, no formal action was taken.

11. Consideration was next given to the bookkeeper report, a copy of which is attached hereto as Exhibit "E". Following a discussion, Director Woehr moved that the Board (i) approve the bookkeeping report as presented; and (ii) authorize the payment of bills listed thereon. Director Pierret seconded said motion, which carried unanimously.

12. Consideration was next given to an Amended Order Designating Offices Outside the District. The Board deferred action on the matter.

There being no further business to conduct and upon motion by Director Pierret, seconded by Director Wohr and unanimously carried, the meeting was adjourned.

APPROVED AND ADOPTED this 7th day of February, 2024.



Stavon R. Pierret
Asst. Secretary, Board of Directors
Vineyard Municipal Management District No. 1