

**Minutes of Meeting
Board of Directors
Kaufman County Fresh Water Supply District No. 1-D**

December 7, 2023

The Board of Directors (the "Board") of Kaufman County Fresh Water Supply District No. 1-D (the "District") met in regular session by open to the public on Thursday, December 7, 2023 at 12:00 p.m., at 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201, an official meeting place outside the boundaries of the District. The roll was called of the members of the Board, to wit:

Alice D. Bittner	President
Jenny Berry Woods	Vice President
Heather Street Baker	Secretary
Kellye Teal	Treasurer/Asst. Secretary
Neima Gas	Assistant Secretary

All Directors were present at the commencement of the meeting. The following individuals were also present: Mr. John Kirk and Mr. RL Lemke of Pillar Income Asset Management, a developer in the District; Mr. Josh Dennison of Scarborough Lane Development; Mr. A.J. Sanders of Triton Consulting Group, LLC; Kaufman County Constable Jerry Kitchens, Precinct 2; Mr. Andre Ayala and Mr. Jorge Delgado of Hilltop Securities, Inc., the District's Financial Advisors; Mr. Bryant Caswell, P.E. of BGE, Inc., the District's Engineers; Ms. Kerry Tovery of Dye & Tovery, LLC, the District's Bookkeepers; Mr. Cameron Robinson of Inframark, LLC, the District's Operator; Mr. John Kissling, member of Board of Directors, Kaufman County Fresh Water Supply District No. 1-B; Mr. Ross S. Martin, attorney, and Ms. Genny Lutz, paralegal, of Winstead PC.

1. Call to Order. The meeting was called to order at 12:10 p.m.
2. Public Comments and Communications. The Board opened the meeting to public comment. Director Gas remarked on issues related to students trespassing and littering on private property while waiting for transportation from school. Hearing no further comments, Director Baker moved to close the public comment session. Director Teal seconded said motion, which carried unanimously.
3. Minutes of November 2, 2023 Board meeting. Following a discussion, Director Baker moved to approve the minutes as transcribed. Director Teal seconded said motion, which carried unanimously.
4. Patrol Activity Report. Constable Kitchens reviewed with the Board copies of the November 2023 Patrol Report with the Board, a copy of which is attached hereto as Exhibit "A." Next, Constable Kitchen stated that efforts are underway to add a trash receptacle for use by students walking home from school to alleviate trash cluttering lawns and sidewalks. Director Baker moved that the Board accept the patrol activity report. Director Teal seconded said motion, which carried unanimously.

5. Financial Advisor Report/Review Plan of Finance for the Issuance of Unlimited Tax Utility Bonds, Series 2024. Mr. Ayala presented to and reviewed with the Board copies of a proposed Plan of Finance, a copy of which is attached hereto as Exhibit "B". Next, Mr. Ayala stated that the District has the capacity to issue \$10,400,000 in utility bonds. A formal application is pending further review by District consultants. Following a discussion, Director Baker moved that the Board approve the Financial Advisor's Report and Plan of Finance. Director Teal seconded said motion, which carried unanimously.
6. Order Authorizing Application for Approval of Project and Utility System Bond Issue by the Texas Commission on Environmental Quality and Requesting Waivers. No formal action was taken by the Board.
7. Communications Report. The Board recognized Mr. Sanders who provided an update to the Board on the District's website activity. No formal action was taken by the Board.
8. Engineer's Report. Mr. Caswell reviewed with the Board copies of an Engineer's Report, a copy of which is attached hereto as Exhibit "C." He summarized the status of construction projects currently underway within the District. Mr. Caswell next reviewed updated the Board regarding the creek channel maintenance. He then reported that a study was being prepared to replace the signage with lights. Following a discussion, Director Baker moved that the Board approve the Engineer's Report. Director Teal seconded said motion, which carried unanimously.
9. Operator's Report. Mr. Robinson reviewed with the Board copies of an Operator's Report as of October 2023, a copy of which is attached hereto as Exhibit "D." He reviewed account collections, deposit refunds and general operation matters, noting no compliance issues. Following a discussion, Director Baker moved that the Board approve the Operator's Report. Director Teal seconded said motion, which carried unanimously.
10. Cost Adjustment for Solid Waste and Recyclable Materials Contract with Community Waste Disposal. The Board next considered the residential waste disposal rate increase from Community Waste Disposal, a copy of which is attached here to as Exhibit "E". Following a discussion, Director Baker moved that the Board to approve the increase in the rate for waste disposal, subject to revising the District's Rate Order to match actual cost increase. Director Teal seconded said motion, which carried unanimously.
11. Developer's Report. Mr. Lemke then presented the Developer's Report. He stated that there were 276 lots in Section 6B and that the Atmos Energy easements were being refined for a gas station and restaurant. No formal action was taken by the Board.
12. Cost-Sharing Agreement. The Board deferred action on the agreement.
13. Bookkeeper's Report. Ms. Toverly presented and reviewed with the Board the Bookkeeper's Report and joint utilities facilities and operations reports, copies of which are attached hereto as Exhibit "F". Following a discussion, Director Baker moved that the Board approve the bookkeeper's report and authorize disbursement of funds. Director Teal seconded said motion, which carried unanimously.

14. Tentative Date for Next Meeting. Upon motion duly made, seconded, and unanimously carried, the Board scheduled the next meeting of the Board for Thursday, January 4, 2024, at 12:00 noon, or until further call.

After noting no further business to come before the Board, and upon motion duly made, seconded, and unanimously carried, the Board adjourned the meeting adjourned at 12:40 pm.




Secretary