

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

THE STATE OF TEXAS §
COUNTY OF KAUFMAN §
KAUFMAN COUNTY FRESH WATER SUPPLY DISTRICT NO. 7-A §

The Board of Directors (the “Board” or the “Board of Directors”) of Kaufman County Fresh Water Supply District No. 7-A (also sometimes referred to herein as the “District”) met in special session, open to the public, at 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201, a designated meeting place outside the boundaries of the District on February 28, 2024, and the roll was called of the members of the Board to-wit:

Barbara King	President
Karen Arington	Vice President
W. Garrett Wesp	Secretary
Laura Harris	Assistant Secretary
Joshua Lane	Assistant Secretary

All members of the Board were present at the commencement of the meeting, thus constituting a quorum. Also present were: Mr. Ishmael Machoka of LJA Engineering, Inc. (“LJA” or “Engineer”); Ms. Kathi Dye of Dye & Toverly, LLC (“Bookkeeper”); Mr. Jake Hockett, attorney, and Ms. Melisa Montague, paralegal, each of Winstead PC; Ms. Leslie Boone, a developer of land within the District; Mr. Cameron Robinson and Ms. Tiffany Moore of Inframark, LLC (“Operator”); and Mr. Dave Arington and Mr. Bill King, members of the Kaufman County Fresh Water Supply District No. 7-B Board of Supervisors. Mr. James Mabrey, a developer of lands within the District, joined the meeting by telephone.

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

1. The Board called for public communications and comments. Hearing none, Director Wesp moved that the Board close the public comment section of the meeting. Director King seconded said motion, which carried unanimously.

2. The Board next acknowledged receipt of the Minutes from the January 24, 2024, Board of Directors meeting. Following a discussion Director Harris moved that the Board approve the Minutes as presented. Director Arington seconded said motion, which carried unanimously.

3. Next, the Board acknowledged receipt of a letter signed by Ms. Amy Bieber, records manager for the District, attesting to the fact that Director Wesp and Director Harris have each filed their respective applications for a place on the ballot for the May 4, 2024, Directors Election, and no other applications have been received. Mr. Hockett noted that it would be

appropriate at this time to cancel the Directors Election, and to declare Director Wesp and Director Harris elected for new four-year terms. Next, Mr. Hockett discussed the provisions of an Order Declaring Unopposed Candidates Elected and Canceling Directors Election with the Board, a copy of which is attached hereto as Exhibit “A”. Following a discussion, Director King moved that the Board adopt said Order as presented and declare the unopposed candidates elected. Director Harris seconded said motion, which carried unanimously.

4. The Board next considered a Petition for Addition of Lands into the District (“Petition for Addition”) submitted by JLM 100 Kaufman, LLC, a copy of which is attached hereto as Exhibit “B”. Mr. Hockett reviewed the Petition with the Board and the Order of the Texas Commission on Environmental Quality authorizing the addition of lands. Next, the Board recognized Mr. Machoka, who attested to the feasibility of the addition of such lands to the District. No formal action was taken by the Board.

5. The Board next considered an Order Adding Lands and Redefining Boundaries (“Order”), a copy of which is attached hereto as Exhibit “C”. Following a discussion, Director Arington moved that the Board adopt the Order as presented. Director Lane seconded said motion, which carried unanimously.

6. Consideration was next given to an Amended District Information Form (“ADIF”), a copy of which is attached hereto as Exhibit “D”. Mr. Hockett noted that the form has been amended to show the redefined boundaries of the District. Following a discussion, Director Lane moved that the Board (i) approve the ADIF as presented; and (ii) authorize the filing of same with the Texas Commission on Environmental Quality and Kaufman County. Director Wesp seconded said motion, which carried unanimously.

7. The Board next recognized Mr. Mabrey, who updated the Board with regard to development within the District, reporting that construction of the lift station is underway and moving along smoothly. Following a discussion, Director Wesp moved that the Board approve the developer’s report as presented. Director King seconded said motion, which carried unanimously.

8. The Board next considered a Professional Services Agreement by and between the District and Inframark, LLC, as operator for the District, a copy of which is attached hereto as Exhibit “E”. Following a discussion, Director Lane moved that the Board ratify and approve the Agreement as presented. Director Wesp seconded said motion, which carried unanimously.

9. The Board next recognized Mr. Robinson, who updated the Board with regard to operations within the District, noting that the Operator has begun to conduct sewer tap inspections. No formal action was taken by the Board.

10. The Board next recognized Mr. Machoka, who presented to and reviewed with the Board an engineering report dated February 28, 2024, a copy of which is attached hereto as Exhibit “F”, and updated the Board with regard to engineering matters within the District. Next, Mr. Machoka recommended approval of the following pay application and change order:

- Pay Application No. 1 in the amount of \$19,305.00 from Circle H Contractors, LP (“Circle H”) under the water, wastewater, and storm drainage improvements contract for Kingsborough Phase 1B.
- Change Order No. 1 in the amount of (\$5,551.83) from Circle H under the water, wastewater, and storm drainage improvements contract for Kingsborough Phase 1B.


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

11. The Board next recognized Ms. Dye, who presented to and reviewed with the Board a bookkeeping report dated February 28, 2024, a copy of which is attached hereto as Exhibit “G”. Following a discussion, Director Wesp moved that the Board (i) approve the bookkeeping report as presented; (ii) authorize the payment of bills listed thereon; and (iii) approve the investment of funds as recommended by the District’s Bookkeeper. Director King seconded said motion, which carried unanimously.

There being no further business to conduct and upon motion duly made, seconded, and unanimously carried, the Board adjourned at 12:14 p.m. until further call.

[Signature page follows]

APPROVED AND ADOPTED this 26th day of March, 2024.



W. Garrett Wesp, Secretary
Board of Directors
Kaufman County Fresh Water Supply District
No. 7-A

