

WINDSOR HILLS MUNICIPAL MANAGEMENT DISTRICT NO. 1

TO: THE BOARD OF DIRECTORS OF WINDSOR HILLS MUNICIPAL MANAGEMENT DISTRICT NO. 1 AND TO ALL OTHER INTERESTED PERSONS:

Notice is hereby given pursuant to V.T.C.A. Government Code, Section 551, that the Board of Directors of Windsor Hills Municipal Management District No. 1 (“District”) will hold a special meeting on Thursday, April 4, 2024, at 11:30 a.m. at 2321 Coit Road, Suite B, Plano, Texas 75075, outside the boundaries of the District for the following purposes:

1. Public communication and comments;
2. Review and acknowledge Order of the Texas Commission of Environmental Quality appointing Directors;
3. Review and approve Minutes of August 28, 2019, Board Meeting;
4. Ratify and approve renewal of District insurance coverage;
5. Hear report from developer or engineer as to development projects within the District and take any action in connection with plat approval, reimbursement agreements or assignments thereunder, or other development related items;
6. Ratify and approve assignment of reimbursement agreement;
7. Consider review and approve engineer’s report, including:
 - a. Status of construction projects within the District;
 - b. Consider authorizing preparation of construction plans/specifications for water, sewer, drainage, paving and recreational facilities or repair/modification of existing facilities;
 - c. Consider approval/ratification of construction plans and specifications;
 - d. Consider approval/ratification of advertising for bids for contract(s);
 - e. Consider approval/ratification of award of construction contract(s);
 - f. Consider approval/ratification of contractor pay estimates, change orders and engineering fee statements; and
 - g. Consider acceptance of certificate of completion; authorize final acceptance of facilities;
8. Review and approve bookkeeping report, adopt any necessary resolutions and approve signature cards relating to any new accounts, investment report, budget related matters, update listing of depositories, review tax collections, approval of engagement for preparation of annual financial report, and take further action on such matters as may be necessary with regard to bookkeeping matters;
9. Consider and adopt Amended Order Designating Offices Outside the District;

10. Consider and adopt Amended Order Adopting an Investment Policy and Appointing an Investment Officer;
11. Consider and adopt Resolution Designating Depositories and Establishing Investment Accounts for Deposit of District Funds;
12. Consider and adopt Resolution Adopting Prevailing Wage Rate Scale for Construction Workers;
13. Discuss tentative date for next meeting; and
14. Adjournment.

Required Notice for District's First Meeting of the Calendar Year

The Board of Directors of Windsor Hills Municipal Management District No. 1 conducts its Board Meetings at a designated meeting location outside the boundaries of the District. Qualified resident electors of the District may request that the Board designate a meeting location within the District and hold meetings within the boundaries of the District. For more information, please refer to Chapter 49 of the Texas Water Code, Section 49.062(c) or contact the attorney for the District.

The Board of Directors may enter into Executive Session, if necessary and appropriate, pursuant to the applicable section of Subchapter D, Chapter 551, Texas Government Code Annotated, the Texas Open Meetings Act, on any matter that may come before the Board. No action, decision or vote on any subject or matter may be taken unless specifically listed on the agenda for this meeting.

EXECUTED this 28th day of March, 2024.



WINDSOR HILLS MUNICIPAL
MANAGEMENT DISTRICT NO. 1

Ross S. Martin,
Attorney for the District