

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

THE STATE OF TEXAS §

COUNTY OF HENDERSON §

LAKE VIEW MANAGEMENT AND DEVELOPMENT DISTRICT §

The Board of Directors (the “Board”) of Lake View Management and Development District (the “District”) met in special session, open to the public, on Wednesday, February 21, 2024 at 2:00 p.m. at 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201, a location outside the boundaries of the District. The roll was called of the members of the Board to-wit:

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| Thomas Burleson | President |
| Neal Sleeper | Vice President |
| Alan Naul | Secretary |
| Christopher Kelsey | Director/Assistant Secretary |
| Gary Reaves | Director |

All members of the Board were present at the commencement of the meeting with the exception of Director Kelsey and Director Reaves. Also present were: Mr. Levi Wild of Wild Land Development Consulting, LLC; Mr. Guymon Phillips, P.E. of Team Phillips, Inc.; Mr. Greg Dick, General Manager; Mr. Mark Spahlinger, Fire Chief; Ms. Kathleen Martinez of Dye & Toverly, LLC; Ms. Sarah Landiak, attorney and Ms. Genny Lutzel, paralegal each with Winstead PC.

1. The meeting was called to order at 2:13 p.m., and evidence was presented that public notice of such meeting had been given as required by law.
2. The Board opened the meeting to public comments. Hearing none, Director Naul moved to close the public comment session of the meeting. Director Sleeper seconded said motion, which carried unanimously.
3. Consideration was next given to the review and approval of the minutes of the January 17, 2024 Board of Directors meeting. Following a discussion, Director Naul moved that the Board approve the minutes with changes to the engineer’s report to reflect that the Board tabled action to extend the terms and provisions of a landscape maintenance contract with Woodlake Outdoors. Director Sleeper seconded said motion, which carried unanimously.
4. Consideration was next given to a letter confirming candidates for May 4, 2024 Directors’ Election, and an Order Declaring Unopposed Candidates Elected and Canceling Directors Election; and authorize notice of same. Ms. Landiak stated that Alan Naul, Christopher Kelsey, and Gary Reaves 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. Following a discussion, Director Sleeper moved that the Board adopt an Order Cancelling Directors Election,

a copy of which is attached hereto as Exhibit "A", and authorize related postings. Director Naul seconded said motion, which carried unanimously.

5. Consideration was next given to the developer/general manager update. No formal report was heard.

6. Consideration was next given to the operator report. No formal report was heard.

7. Consideration was next given to the fire department report. No formal report was heard.

8. Consideration was next given to the engineer's report, a copy of which is attached hereto as Exhibit "B". Mr. Phillips requested Board approval to extend the landscape maintenance contract with Woodlake Outdoors, noting the proposed extension and impact on the budget for said services. Mr. Phillips confirmed that competitive bids were received from other contractors; however, Team Phillips determined that Woodlake Outdoors is the lowest, responsible bidder. Mr. Phillips next recommended that the Board authorize a one-year extension of the landscape maintenance contract with Woodlake Outdoors in the amount of \$520,851.00.

Next, Mr. Phillips summarized the status of work currently underway by Fireside Environmental, noting that approximately 60% of this project is complete.

Mr. Phillips next discussed with the Board matters relative to the contract with A and V Water & Utilities ("A&V") for public water system upgrades to include improvements at Well Sites #1 and #2, new ground storage tank, pressure tank, generator, pumps, electrical and controls. Mr. Phillips stated that following a review of performance issues, District Consultants are evaluating a revised schedule for delivery of materials and completion of the project. Mr. Phillips stated that a change of management has resulted in positive changes to date.

Next, Mr. Phillips requested approval of Invoice No. 3 from Fireside Environmental in the amount of \$90,000 for installation of pipes at the pump houses, and pay application No. 4 in the amount of \$89,000.00.

Following a discussion, Director Sleeper moved that the Board (i) approve the Engineer's Report; and (ii) concur with the Engineer's recommendation to extend the landscape contract with Woodlake Outdoor; and (iii) approve pay applications as presented. Director Naul seconded said motion, which carried unanimously.

9. Consideration was next given to the review and approval of a bookkeeper report, a copy of which is attached hereto as Exhibit "C". Ms. Martinez reviewed the report with the Board noting 73.13% tax collections to date. Following a discussion, Director Naul moved that the Board approve the bookkeeper's report, and authorize disbursement of checks. Director Sleeper seconded said motion, which carried unanimously.

10. Consideration was next given to the review and approval of an insurance renewal policy, a copy of which is attached hereto as Exhibit "D". Following a discussion, Director Sleeper


moved that the Board renewal said premiums as presented. Director Naul seconded said motion, which carried unanimously.

11. Consideration was next given to the review and approval of an engagement letter for legal services, a copy of which is attached hereto as Exhibit "E". Following a discussion, Director Naul moved that the Board approve the engagement of McDonald Sanders for District representation in the matter of *Long Cove Development, Inc. and Lake View Management and Development District v. Drewery Construction, Co., Inc.*, and the Intervenor suit filed by Yahya Mansour and Micael Mansour, Cause No. DC-23-07715 in the 298th Judicial District of Dallas County, Texas. Director Sleeper seconded said motion, which carried unanimously.

There being no further business to conduct, Director Sleeper moved that the Board adjourn at 2:54 p.m. Director Naul seconded said motion, which carried unanimously.

[SIGNATURE PAGE FOLLOWS]

Approved this 10th day of April, 2024.

Secretary 

(DISTRICT SEAL)

