

MINUTES OF THE MEETING
OF THE BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF GRAYSON §

SUNSET RANCH MUNICIPAL UTILITY DISTRICT OF GRAYSON COUNTY §

The temporary Board of Directors (the "Board") of Sunset Ranch Municipal Utility District of Grayson County (the "District") met in special session at 1:00 p.m. on Wednesday, March 20, 2024 at the offices of Kimley-Horn & Associates, Inc., 13455 Noel Road, Two Galleria Office Tower, Dallas, Texas 75240 (7th Floor Boardroom), an official meeting place located outside the boundaries of the District, for which notice was given as required by Chapter 551, Government Code, and Chapter 49, Texas Water Code.

The roll was called of the members of the Board to-wit:

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|----------------|---------------------|
| Dan Allen | President |
| Mason John | Vice President |
| Landon Holcomb | Secretary |
| Daniel Lara | Assistant Secretary |
| Reid Pierce | Assistant Secretary |

All members of the Board were present, except for Director Pepper, thus constituting a quorum. Also present were: Mr. Brian Hunnicutt and Mr. Eddie Kittle of Green Brick Partners, Inc., developers and landowners in the District; Ms. Stephanie White of Kimley-Horn & Associates; Inc., the District's Engineers; Ms. Stefani Chastain of Dye & Toverly LLC, the District's Bookkeepers; Ms. Samantha Jones of Robert W. Baird & Co., the District's Financial Advisors; and Ms. Sarah Landiak, Attorney, and Ms. Melisa Montague, Paralegal, of Winstead PC, the District's Attorneys.

The meeting was called to order at 1:08 p.m.

1. Public Communication and Comment. The Board opened the meeting to public comment. Hearing none, the Board closed the public communication and comment session of the meeting.

2. Minutes of January 30, 2024 Board of Directors Meeting. Following a discussion, Director Phillips moved that the Board approve the Minutes of the January 30, 2024 meeting. Director Giglio seconded said motion, which carried unanimously, subject to certain clerical errors.

3. Financial Advisor's Report. Ms. Jones then introduced herself and she stated that her firm would be advising the Board on any bond and financial matters. It was noted that no action on the report was necessary.

4. Engineer's Report. Ms. White presented to and reviewed with the Board the Engineer's Report, a copy of which is attached hereto as Exhibit "A."

- a. Ms. White then requested the Board's authorization to prepare construction plans/specifications for Phases 1, 2A, and 2B Clearing, Grading, Utilities, and Paving and Lift Station and Offsite Force Main.
- b. Ms. White next requested the Board's approval of the Plans, Specifications, and Plats for Phase 1, Clearing, Grading, Utilities, and Paving, and Phases 2A and 2B, Clearing and Grading. She noted that the Board's approval should be contingent on received Grayson County and Mustang Special Utility District approval.
- c. Next, Ms. White requested the Board's authorization to advertise for bids for Phase 1, Clearing, Grading, Utilities, and Paving, and Phases 2A and 2B, Clearing and Grading.

Following a discussion, Director John moved that the Board accept the Engineer's Report and all items listed therein as recommended by the District's Engineer. Director Holcomb seconded said motion, which carried unanimously.

5. Developer's Report. Mr. Hunnicutt discussed the status of development within the District. He stated that they were moving quickly on the development. No formal action was taken by the Board.

6. Bookkeeper's Report. Ms. Dye presented to and reviewed with the Board copies of a Bookkeeper's Report, a copy of which is attached hereto as Exhibit "B." Following a discussion, Director Holcomb moved that the Board (i) approve the Bookkeeper's Report; and (ii) authorize payment of invoices. Director Allen seconded said motion, which carried unanimously.

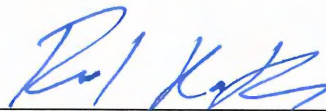
7. Contract for Building and Maintaining Website for the District. Ms. Landiak explained that Winstead PC had been maintaining a website for the District as required by State law but that outsourcing the work would be much less expensive. She stated that Winstead PC would work with the developer to determine the best company to contract with and will present contracts at the next Board of Directors meeting.

8. Tentative Date for Next Meeting. Upon motion duly made by Director Dumke, and seconded by Director Prine, the Board scheduled the next meeting for Wednesday, 8, 2024. at 1:00 p.m. or until further call.

There being no further business to conduct, Director Allen moved that the meeting be adjourned at 1:20 p.m. Director John seconded said motion, which carried unanimously. The Board adjourned until further call.

APPROVED AND ADOPTED this 12th day of June, 2024.




Secretary, Board of Directors

(DISTRICT SEAL)

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I, the undersigned Secretary of the temporary Board of Directors of Sunset Ranch Municipal Utility District of Grayson County, certify that the attached and foregoing is a true and correct copy of the MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS of the District; the original of which is on file in the District's office.

WITNESS MY HAND AND THE OFFICIAL SEAL OF THE DISTRICT this 8th day of May, 2024.



Secretary, Board of Directors

