

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

THE STATE OF TEXAS §  
COUNTIES OF DENTON AND WISE §  
NORTH FORT WORTH WATER CONTROL AND IMPROVEMENT §  
DISTRICT NO. 1 DENTON AND WISE COUNTIES

The Board of Directors (the “Board”) of North Fort Worth Water Control and Improvement District No. 1 of Denton and Wise Counties (the “District”) met in special session, open to the public, at 520 Interstate 35 Frontage Road, Denton, Texas 76205, on April 11, 2024, and the roll was called of the members of the Board to-wit:

J.D. Walker	President
Donald Lucky	Vice President
Charles Garretson	Secretary
Steve Babcock	Assistant Secretary
Thomas Thye	Assistant Secretary

All members of the Board were present at the commencement of the meeting, thus constituting a quorum. Also present were Mr. Scott Eidman, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC; Ms. Stefani Chastain of Dye & Toverly, LLC (“Bookkeeper”); and Mr. Andrew Kubiak of LJA Engineering, Inc. (“Engineer”). Mr. Michael Poole of Lennar Homes (“Lennar”) joined the meeting by telephone.

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

1. The Board called for public communications or comments. Hearing none, Director Babcock moved that the Board close the public comment session of the meeting. Director Garretson seconded said motion, which carried unanimously.

2. The Board next reviewed the Minutes from March 7, 2024, Board of Directors meeting. Following a discussion, and upon motion by Director Lucky, seconded by Director Thye and unanimously carried, the Board approved the Minutes as presented.

3. The Board next recognized Mr. Poole, who updated the Board with regard to development within the District. Mr. Poole reported that paving is underway in Phase 4, which is Lennar’s final phase of development, and it is still on track for full phase completion by September 2024. No formal action was taken by the Board.

4. The Board next recognized Mr. Kubiak, who presented to and reviewed with the Board an engineering reported dated April 11, 2024, a copy of which is attached hereto as Exhibit “A”. Mr. Kubiak updated the Board with regard to engineering and development matters within the District, reporting that Phase 3B has been completed and approved by the Engineer, and recommended that the Board give final acceptance of the paving, utility, and street light

improvements contract for Shale Creek Phase 3B at this time. Next, Mr. Kubiak recommended that the Board approve the following pay application:

- Pay Application No. 3 from Conatser Construction TX, L.P. (“Conatser”) in the amount of \$261,972.90 under the paving, utility, and street light improvements contract for Shale Creek Phase 4.

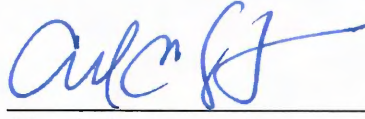
Following a discussion, Director Walker moved that the Board (i) give final acceptance of the paving, utility, and street light improvements contract for Shale Creek Phase 3B as recommended by the District’s Engineer; (ii) approve the pay application as recommended by the District’s Engineer; and (iii) approve the Engineer’s report as presented. Director Thye seconded said motion, which carried unanimously.

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

There being no further business to conduct, and upon motion by Director Thye, seconded by Director Babcock and unanimously carried, the Board adjourned at 12:04 p.m. until further call.

*[Signature page follows]*

APPROVED AND ADOPTED this 13<sup>th</sup> day of June, 2024.



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Chuck Garretson, Secretary, Board of Directors  
North Fort Worth Water Control & Improvement  
District No. 1 of Denton and Wise Counties

