

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

THE STATE OF TEXAS §
COUNTY OF ELLIS §
WINDSOR HILLS MUNICIPAL MANAGEMENT DISTRICT NO. 1 §

The Board of Directors (the “Board” or the “Board of Directors”) of Windsor Hills Municipal Management District No. 1 (also sometimes referred to herein as the “District”) met in special session, open to the public, at 2321 Coit Road, Suite B, Plano, Texas 75075, outside the boundaries of the District, on April 4, 2024, and the roll was called of the members of the Board to-wit:

Jessica Lee
Courtney Edgren
Heather Coonrod
Devin Mitchell
Robert Alvis

All members of the Board were present at the commencement of the meeting, thus constitution a quorum. Also present were Ms. Jennifer Watts of Dye & Toverly, LLC; Ms. Sarah Landiak, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC; and Mr. Barry Jameson of Huffines Communities, a developer of lands within the District.

The meeting was called to order at 11:33 a.m.

1. The Board called for public communications and comments. Hearing none, the Board adjourned the public comment session of the meeting.

2. Consideration was next given to the review of an Order of the Texas Commission on Environmental Quality (“TCEQ”) appointing Directors, a copy of which is attached hereto as Exhibit “A”. The Board recognized Ms. Sarah Landiak of Winstead PC. Mr. Martin stated that the District was created by the State Legislature in 2017 and when the terms of the original Directors expired, the majority landowner requested that the TCEQ appoint the current Directors to permanent terms. Consideration was next given to the administration of Statement of Officer Forms, and Oaths of Office to Directors and the election of officers. Ms. Landiak confirmed that the Directors have executed their respective Statement of Officer and Oath of Office forms, and the following slate of officers was elected:

Jessica Lee	Chair
Courtney Edgren	Vice Chair

Heather Coonrod	Secretary
Devin Mitchell	Assistant Secretary
Robert Alvis	Assistant Secretary

3. The Board next considered and reviewed the Minutes of the Meeting of the District held August 28, 2019. Following a discussion, upon motion of Director Alvis, seconded by Director Mitchell and unanimously carried, the Board approved said Minutes as presented.

4. The Board next considered the ratification and approval of District insurance coverages from 2022-2023 through 2024-2025, copies of the summaries of the proposals for which are attached hereto as Exhibit "B". Following a discussion, Director Mitchell moved that the Board ratify and approve the renewal of District insurance coverages as presented. Director Coonrod seconded said motion, which carried unanimously.

5. The Board next recognized Mr. Jameson, who updated the Board with regard to planned development in the District. Mr. Jameson reported that everything has been worked out in terms of development with the City of Grand Prairie for Ellis County Fresh Water Supply District No. 2, the other half of the Windsor Hills development, but negotiations are ongoing with the City of Midlothian. Following a discussion, Director Mitchell moved that the Board approve the developer's report as presented. Director Alvis seconded said motion, which carried unanimously.

6. The Board next considered ratification of an Assignment of Reimbursement Agreement by and between One Windsor Hills, LP, and HC GPM LLC, a copy of which is attached hereto as Exhibit "C". Following a discussion, Director Alvis moved that the Board ratify and approve the Assignment as presented. Director Mitchell seconded said motion, which carried unanimously.

7. In the absence of an engineer representative, the Board deferred action on an engineer's report.

8. The Board next recognized Ms. Watts, who presented to and reviewed with the Board copies of a bookkeeping report dated April 4, 2024, a copy of which is attached hereto as Exhibit "D". Ms. Watts also presented proposed amended engagement with Dye & Toverly, LLC, for bookkeeping services, a copy of which is attached hereto as Exhibit "E", and proposed engagements from Dye & Toverly, LLC, to prepare annual financial reports on behalf of the District, copies of which are attached hereto as Exhibit "F". Following a discussion, Director Alvis moved that the Board (i) approve the Bookkeeping report; (ii) authorize payment of bills as listed thereon; and (iii) approve the engagements of Dye & Toverly to prepare annual financial reports on behalf of the District. Director Coonrod seconded said motion, which carried unanimously.

9. The Board next considered an Amended Order Designating Offices Outside the District, a copy of which is attached hereto as Exhibit "G". Following a discussion, Director Mitchell moved that the Board approve the Resolution as presented. Director Edgren seconded said motion, which carried unanimously.

10. The Board next considered an Amended Order Adopting an Investment Policy and Appointing an Investment Officers, a copy of which is attached hereto as Exhibit "H". Following a discussion, Director Mitchell moved that the Board approve the Resolution as presented. Director Alvis seconded said motion, which carried unanimously.

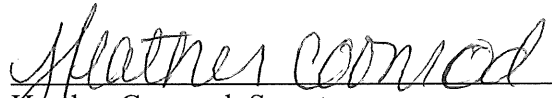
11. The Board next considered a Resolution Designating Depositories and Establishing Investment Accounts for Deposit of District Funds, a copy of which is attached hereto as Exhibit "I". Following a discussion, Director Mitchell moved that the Board approve the Resolution as presented. Director Alvis seconded said motion, which carried unanimously.

12. The Board next considered a Resolution Adopting Prevailing Wage Rate Scale for Construction Projects, a copy of which is attached hereto as Exhibit "J". Following a discussion, Director Alvis moved that the Board approve the Resolution as presented. Director Mitchell seconded said motion, which carried unanimously.

There being no further business to conduct, Director Mitchell moved that the meeting be adjourned at 11:55 a.m. Director Coonrod seconded said motion, which carried unanimously. The Board adjourned until further call.

[Signature Page Follows]

APPROVED AND ADOPTED this 8th day of May, 2024.



Heather Coonrod, Secretary
Board of Directors

Windsor Hills Municipal Management District No. 1

