

**Minutes of Meeting
Board of Directors
Kaufman County Fresh Water Supply District No. 1-A**

August 3, 2023

The Board of Directors (“the “Board”) of Kaufman County Fresh Water Supply District No. 1-A (the “District”) met in regular session open to the public, on Thursday, August 3, 2023 at 1:00 p.m., at 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201, an official meeting place outside the boundaries of the District. The roll was called of the members of the Board, to wit:

Doug Bynum	President
Michael Regan	Vice President
Ronald Sorenson	Secretary
Jordan Peterson	Assistant Secretary

All Directors were present at the commencement of the meeting with the exception of Director Sorenson. The following individuals were also present: Mr. RL Lemke, Mr. Erik Johnson of Pillar Income Asset Management; Mr. Bryant Caswell, P.E., Mr. Jason Fry, and Mr. Matt Robinson, P.E. each with BGE, Inc.; Ms. Kerry Tovery and Ms. Julia Le of Dye & Tovery, LLC (“D&T”); Mr. Cameron Robinson of Inframark, LLC (“Inframark”); Mr. John Kissling, Board member of Kaufman County Fresh Water Supply District No. 1-B (“KC1B”); Ms. Neima Gas, Board member of Kaufman County Fresh Water Supply District No. 1-D; Mr. Ross Martin attorney and Ms. Genny Lutzel, paralegal, each with Winstead PC. Ms. Alyssa Saccomen of McCall Gibson Swedlund Barfoot PLLC participate by audio conference.

1. The meeting was called to Order at 1:18 p.m.
2. Public Comment and Communications. The Board opened the meeting to public comment. Hearing none, the Board closed the public comment session of the meeting.
3. Minutes of June 8, 2023 Board meeting. Following a discussion, Director Bynum moved that the Board approve the minutes as transcribed. Director Regan seconded said motion, which carried unanimously.
4. Audit Report for Fiscal Year Ended March 31, 2023. The Board recognized Ms. Saccomen at this time who summarized the draft audit report with the Board. Following a discussion, Director Regan moved that the Board (i) approve the Audit Report for fiscal year ended March 31, 2023, subject to final review by District counsel; (ii) authorize McCall Gibson to file same with the Texas Commission on Environmental Quality; and (iii) authorize District counsel to file the Report with the Texas State Comptroller. Director Peterson seconded said motion, which carried unanimously.
5. Engineer’s Report. Mr. Caswell presented to and reviewed with the Board copies of an Engineer’s Report prepared by BGE, a copy of which is attached hereto as Exhibit “A”.

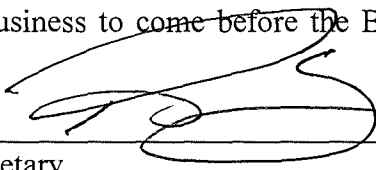
Next, Mr. Caswell summarized the status of construction projects noting that the installation of meters from the Windmill Farms Pump Station to Walden Pond are complete. Next, Mr. Caswell stated that the City of Forney has confirmed receipt of correspondence from the District regarding the purchase of additional water supply capacity, noting that the City is preparing cost participation documents relative to the City's Phase 3 Pump Station 2 and 5 MG Ground Storage Tank project.

Mr. Caswell next presented to and reviewed with the Board copies of the following pay estimates from Wilson Contractor Services, LLC: (i) Pay Estimate No. 5 in the amount of \$360,110.60 (District share: \$295,098.33); and (ii) Pay Estimate No. 6 in the amount of \$45,390.895 (District share: \$43,567.87).

Following a discussion, Director Regan moved that the Board (i) accept the Engineer's Report; and (ii) approve Pay Estimate Nos. 5 and 6 as presented. Director Peterson seconded said motion, which carried unanimously.

6. Developer's Report. Mr. Lemke generally discussed the status of lots under development within Windmill Farms Phase 6B. No formal action was taken by the Board.
7. Operator's Report. Mr. Robinson reviewed with the Board copies of an Operator's Report as of June, 2023, a copy of which is attached hereto as Exhibit "B". Mr. Robinson report no compliance issues. Following a discussion, Director Peterson moved that the Board accept the Operator's Report. Director Regan seconded said motion, which carried unanimously.
8. Bookkeeper Report. Ms. Toverly presented to and reviewed with the Board copies of a bookkeeper's report and joint utilities facilities and operations reports prepared by D&T, copies of which are attached hereto as Exhibit "C". Members of the Board posed questions to District counsel and consultants regarding past-due amounts owed by KC1B pursuant to the Joint Utility and Wholesale Allocation Agreement ("JUWAA") dated August 1, 2008, and First Amendment to said Agreement dated October 28, 2010. Next, Board members and District Counsel discussed amounts due under that certain Lease Agreement for Interim Pump Station – Phase 1 (expansion). Upon motion by Director Regan, seconded by Director Peterson, and unanimously carried, the Board (i) approved the Bookkeeper's Report; (ii) authorized the Bookkeeper to hold checks no. 15758 and 15776 made payable to AUC Group pending additional funds from the joint utility account.
9. Tentative Date for Next Meeting. Upon motion duly made, seconded and unanimously carried, the Board scheduled the next meeting of the Board for Thursday, September 7, 2023 at 1:00 pm, or until further call.

After noting that there was no further business to come before the Board, the meeting adjourned at 1:45 pm.



Secretary

