

**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 December 14, 2023, 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 with the exception of Director Lucky, thus constituting a quorum. Also present were Mr. Scott Eidman, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC; Ms. Brandi Galindo of Dye & Toverly, LLC (“Bookkeeper”); Mr. Andrew Kubiak of LJA Engineering, Inc. (“Engineer”); Mr. Carson Henderson of Lennar Homes (“Lennar”); and Mr. Brian Lopera of McCall Gibson Swedlund Barfoot PLLC (“Auditor”).

The meeting was called to order at 12:03 p.m.

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

2. The Board next reviewed the Minutes from October 12, 2023, Board of Directors meeting. Following a discussion, and upon motion by Director Tye, seconded by Director Garretson and unanimously carried, the Board approved the Minutes as presented.

3. The Board next recognized Mr. Lopera, who presented to and discussed with the Board a draft of the District’s audit for the fiscal year ended July 31, 2023, a copy of which is attached hereto as Exhibit “A”. After discussion on the matter, Director Walker moved that the Board (i) approve the audit as presented; and (ii) authorize the District’s auditor to file the audit with the Texas Commission on Environmental Quality. Director Babcock seconded said motion, which carried unanimously.

4. The Board next recognized Mr. Henderson, who updated the Board with regard to development within the District. Mr. Henderson reported that Phase 3A is complete, substantial

completion for Phase 3B is expected in January 2024, and substantial completion of Phase 4 is expected in September 2024. No formal action was taken by the Board.

5. The Board next recognized Mr. Kubiak, who presented to and reviewed with the Board an engineering report dated December 14, 2023, a copy of which is attached hereto as Exhibit "B". Mr. Machoka updated the Board with regard to engineering and development matters within the District, and then recommended that the Board approve the following pay application:

- Pay Application No. 5 from Conatser Construction TX, L.P. in the amount of \$15,142.50 under the paving, utility, and street light improvements for Shale Creek Phase 3B.

Following a discussion, Director Babcock moved that the Board (i) approve the pay application as recommended by the District's Engineer; and (ii) approve the Engineer's report as presented. Director Garretson seconded said motion, which carried unanimously.

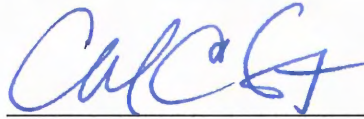
6. The Board next recognized Ms. Galindo, who presented to and reviewed with the Board copies of a Bookkeeping Report dated December 14, 2023, a copy of which is attached hereto as Exhibit "C". Following a discussion, Director Babcock moved that the Board (i) approve the bookkeeping report; (ii) authorize the payment of bills as listed thereon; and (iii) approve the investment of funds as recommended by the District's Bookkeeper. Director Thye seconded said motion, which carried unanimously.

The Board next discussed House Bill 2815, passed by the 88th Texas Legislature, as it relates to the Section 49.060, Texas Water Code. Upon motion by Director Thye, seconded by Director Walker and unanimously carried, the Board formally affirmed their intention to adopt a resolution updating the fees of office for Directors pursuant to the new legislation.

There being no further business to conduct, and upon motion by Director Garretson, seconded by Director Thye and unanimously carried, the Board adjourned at 12:16 p.m. until further call.

[Signature page follows]

APPROVED AND ADOPTED this 18th day of January, 2024.



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

