

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

THE STATE OF TEXAS §
COUNTY OF ELLIS §
STERRETT ROAD MUNICIPAL MANAGEMENT DISTRICT §

The Board of Directors (the “Board”) of Sterrett Road Municipal Management District (the “District”) met in special session, open to the public, on February 14, 2024, at 12:00 noon at 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201, 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:

David Muckleroy	President
Kenner Link	Vice President
Peter Madrala	Secretary
Justin Zuniga	Assistant Secretary
Brock Babb	Assistant Secretary

All members of the Board were present with the exception of Director Muckleroy and Director Link. Also present were: Mr. Clayton Snodgrass, Ms. Jennifer Rabon and Mr. Ian Hill of Bluebonnet Capital Partners, developer representatives; Ms. Debbie Trautmann of Dye & Toverly, LLC; Mr. Ross Martin, attorney and Ms. Genny Lutzell, paralegal of Winstead PC.

1. The meeting was called to order at 12:07 p.m., and evidence was presented that public notice of such meeting had been given as required by law.

2. Consideration was first given public comments. The Board opened the meeting for public communication and comment. Hearing none, Director Babb moved that the Board close the public comment session of the Meeting. Director Zuniga seconded said motion, which carried unanimously.

3. Consideration was next given to the review and approval of the organizational meeting minutes of September 27, 2022. Following a discussion, Director Babb moved that the Board approve the minutes as transcribed. Director Zuniga seconded said motion, which carried unanimously.

4. The Board deferred consideration of an agreement for engineering services.

5. The Board deferred consideration of a developer’s report.

6. Consideration was next given to the bookkeeper's report. Ms. Trautmann reviewed with the Board copies of said report, a copy of which is attached hereto as Exhibit "A". Following a discussion, Director Brock moved that the Board (i) approve the bookkeeping report; and (ii) authorize payment of bills presented by checks drawn on the District's account. Director Zuniga seconded said motion, which carried unanimously.

7. Consideration was next given to the ratification and approval of the District's insurance policy renewal effective September 27, 2023. A copy of the premium summary page is attached hereto as Exhibit "B". Following a discussion, Director Babb moved that the Board ratify and approve said renewal. Director Zuniga seconded said motion, which carried unanimously.

8. Consideration was next given to the review and approval of an Amended District Information Form, a copy of which is attached hereto as Exhibit "C". Following a discussion, Director Babb moved that the Board approve said form. Director Madrala seconded said motion, which carried unanimously.

9. Consideration was next given to the supplemental agenda to call the Directors' Election to be held on May 4, 2024. Mr. Martin discussed the matter with the Board, noting that terms of office for three (3) Directors have expired. Next, Mr. Martin reviewed the draft Order with the Board, a copy of which is attached hereto as Exhibit "D". Following a discussion, Director Babb moved that the Board adopt an Order Calling Directors Election. Director Zuniga seconded said motion, which carried unanimously.

There being no further business to conduct, Director Babb moved that the Board adjourn at 12:14 p.m. Director Madrala seconded said motion, which carried unanimously.

APPROVED AND ADOPTED this 17th day of April, 2024.



Secretary, Board of Directors
Sterrett Road Municipal Management District No. 1

