

**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 March 7, 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 12:01 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 January 18, 2024, Board of Directors meeting. Following a discussion, and upon motion by Director Walker, seconded by Director Babcock and unanimously carried, the Board approved the Minutes as presented.

3. Next, the Board acknowledged receipt of a letter signed by Ms. Amy Bieber, records manager for the District, attesting to the fact that Director Babcock and Director Thye have each filed their respective applications for a place on the ballot for the May 4, 2024, Directors Election, and no other applications have been received. Mr. Eidman noted that it would be appropriate at this time to cancel the Directors Election, and to declare Director Babcock and Director Thye elected for new four-year terms. Next, Mr. Eidman discussed the provisions of an Order Declaring Unopposed Candidates Elected and Canceling Directors Election with the Board, a copy of which is attached hereto as Exhibit “A”. Following a discussion, Director Babcock moved that the Board adopt said Order as presented and declare the unopposed candidates elected. Director Lucky seconded said motion, which carried unanimously.

4. The Board next recognized Mr. Poole, who updated the Board with regard to development within the District. Mr. Poole reported that Phase 3B is ready for home construction, and Phase 4 wet utilities will be complete within a month with full phase completion planned for September. 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 March 7, 2024, a copy of which is attached hereto as Exhibit "B". Mr. Kubiak updated the Board with regard to engineering and development matters within the District, and then recommended that the Board approve the following pay applications:

- Pay Application No. 7 from Conatser Construction TX, L.P. ("Conatser") in the amount of \$196,998.44 under the paving, utility, and street light improvements contract for Shale Creek Phase 3B.
- Pay Application No. 1 from Conatser in the amount of \$318,020.40 under the paving, utility, and street light improvements contract for Shale Creek Phase 4.
- Pay Application No. 2 from Conatser in the amount of \$1,093,168.80 under the paving, utility, and street light improvements contract for Shale Creek Phase 4.

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

6. The Board next recognized Ms. Chastain, who presented to and reviewed with the Board copies of a Bookkeeping Report dated March 7, 2024, a copy of which is attached hereto as Exhibit "C". Following a discussion, Director Garretson 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 Babcock seconded said motion, which carried unanimously.

There being no further business to conduct, and upon motion by Director Walker, seconded by Director Babcock and unanimously carried, the Board adjourned at 12:07 p.m. until further call.

[Signature page follows]

APPROVED AND ADOPTED this 11th day of April, 2024.



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

