

**MINUTES OF ORGANIZATIONAL 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 organizational session, open to the public at the intersection of W. Sterrett Road and Solon Road, Ellis County, Texas 75167, a location within the boundaries of the District on September 27, 2022 at 9:00 a.m. The roll was called of the members of the Board to-wit:

David Muckleroy  
Ian Hall  
Kenner Link  
Peter Madrala  
Brock Babb

All members of the Board were present with the exception of Brock Babb. Also present were: Mr. Justin Zuniga, a property owner within the District; Mr. Clayton Snodgrass of Bluebonnet Capital Partners, the developer representative; Mr. Ross Martin, attorney and Ms. Angie Barrett, paralegal of Winstead PC.

The meeting was called to order at 9:00 a.m., and evidence was presented that public notice of such meeting had been given as required by law.

1. Consideration was first given to the review of legislation creating the District, and consideration of a petition to the Texas Commission on Environmental Quality (“TCEQ”) to confirm the District. Mr. Martin reviewed with the Board copies of House Bill 4584 of the 87<sup>th</sup> Texas Legislature, codified as Chapter 3959 of the Special District Local Laws Code. Next, Mr. Martin reviewed with the Board a copy of the Petition for the Confirmation of the Creation of the Sterrett Road Municipal Management District, copies of which are collectively attached hereto as Exhibit “A”. Following a discussion, Director Hall moved that the Board approve said Petition as presented. Director Muckleroy seconded said motion, which carried unanimously.

2. Consideration was next given to the review of a Conflict-of-Interest Questionnaire form for local governmental officials. Mr. Martin reviewed same with the Board. No formal action was taken by the Board.

3. Qualify temporary Directors, administer statement of officer form and oaths of office, and discuss government training. Mr. Martin acknowledged receipt of all qualification instruments from the members of the Board.

4. Consideration was next given to the review and approval of an insurance proposal and placement of director and officer liability, bonds and other insurance deemed appropriate. Following a discussion, Director Muckleroy moved that the Board approve the insurance coverages set forth on the premium summary prepared by McDonald & Wessendorff, a copy of which is attached hereto as Exhibit "B". Director Link seconded said motion, which carried unanimously.

5. Consideration was next given to the review and approval of Winstead PC as general counsel and bond counsel for the District. Mr. Martin reviewed the proposed agreement for legal services with the Board. Following a discussion, Director Muckleroy moved that the Board approve same. Director Link seconded said motion, which carried unanimously.

6. Consideration was next given to the review and approval of an agreement for the engagement of an engineer. The Board deferred action on the matter.

7. Consideration was next given to the review and approval of an agreement for financial advisory services. The Board deferred action on the matter.

8. Consideration was next given to the review and approval of an agreement for bookkeeping services. Mr. Martin presented to and reviewed with the Board copies of an agreement with Dye & Toverly LLC, a copy of which is attached hereto as Exhibit "C". Following a discussion, Director Link moved that the Board approve said agreement as presented. Director Muckleroy seconded said motion, which carried unanimously.

9. Consideration was next given to the District's designated list of depositories, authorization of operating account and execution of related documents. The Board deferred action on the matter pending receipt of same from the District's bookkeeper.

10. Consideration was next given to the review and approval of a bookkeeper's report. In the absence of a bookkeeper representative, no formal report was heard.

11. Consideration was next given to the review and approval of an Agreement for the Construction of Improvements and Reimbursement of Advances by and between the District and Sterrett Road Partners, L.P. Mr. Martin reviewed the Agreement with the Board, a copy of which is attached hereto as Exhibit "D". Following a discussion, Director Muckleroy moved that the Board approve said Agreement. Director Link seconded said motion, which carried unanimously.

12. Consideration was next given to the adoption of a District Seal. Mr. Martin discussed the matter with the Board. Following a discussion, Director Link moved that the Board adopt same. Director Muckleroy seconded said motion, which carried unanimously.

13. Consideration was next given to the review and approval of an Order Adopting Electronic Bidding Rules, a copy of which is attached hereto as Exhibit "E". Following a discussion, Director Muckleroy moved that the Board approve said Order. Director Link seconded said motion, which carried unanimously.

14. Consideration was next given to the adoption of an Order Adopting an Investment Policy and Appointing an Investment Officer, a copy of which is attached hereto as Exhibit "F". Following a discussion, Director Link moved that the Board approve same. Director Muckleroy seconded said motion, which carried unanimously.

15. Consideration was next given to the adoption of an Order Designating Office Locations Outside the District, and authorization to publish same. A copy of the Order is attached hereto as Exhibit "G". Following a discussion, Director Link moved that the Board adopt said Order, and authorize District counsel to publish same. Director Muckleroy seconded said motion, which carried unanimously.

16. Consideration was next given to the approval of a Resolution Designating Posting Location for Meeting Notices, a copy of which is attached hereto as Exhibit "H". Following a discussion, Director Link moved that the Board approve same. Director Muckleroy seconded said motion, which carried unanimously.

17. Consideration was next given to the review and approval of a District Information Form ("DIF"). Following a discussion, Director Link moved that the Board approve the DIF, and authorize recording of same in the property records. Director Muckleroy seconded said motion, which carried unanimously.

18. Consideration was next given to the review and adoption of an Order Adopting Code of Ethics, Travel Expense Policy, Policies and Procedures for Selection and Review of Consultants, Policies Concerning Use of Management Information, Fees of Office and selection of Fiscal Year End, a copy of which is attached hereto as Exhibit "I". Following a discussion, Director Link moved that the Board adopt said Order. Director Muckleroy seconded said motion, which carried unanimously.

19. Consideration was next given to the review and adoption of an Order Approving Records Management Policy and Designating Records Manager, a copy of which is attached hereto as Exhibit "J". Following a discussion, Director Link moved that the Board adopt said Order. Director Muckleroy seconded said motion, which carried unanimously.

20. Consideration was next given to the review and approval of a Resolution Adopting Prevailing Wage Rate Scale for Construction Workers, a copy of which is attached hereto as Exhibit "K". Following a discussion, Director Link moved that the Board adopt said Order. Director Muckleroy seconded said motion, which carried unanimously.

21. Consideration was next given to the resignation and appointment of temporary Director(s) and approval of a related Order. Upon motion duly made, seconded and unanimously carried, the Board accepted the resignation of Ian Hall, and the appointment of Justin Zuniga to the Board. Following a discussion, Director Muckleroy moved to accept the resignation of Ian Hall and the appointment of Justin Zuniga to the Board of Directors. Director Link seconded said motion, which carried unanimously.

22. Consideration was next to the election of officers. Following a discussion, Director Muckleroy moved that the Board adopt the following slate of offices. Director Link seconded said motion, which carried unanimously.

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

There being no further business to conduct, Director Link moved that the meeting be adjourned, which motion was seconded by Director Muckleroy, and unanimously approved, and the Board adjourned.

(SIGNATURE PAGE FOLLOWS)

APPROVED AND ADOPTED this 14th day of February, 2024.



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

(DISTRICT SEAL)

