

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

THE STATE OF TEXAS §

COUNTY OF HENDERSON §

LAKE VIEW MANAGEMENT AND DEVELOPMENT DISTRICT §

The Board of Directors (the “Board”) of Lake View Management and Development District (the “District”) met in special session, open to the public, on Wednesday, April 10, 2024 at 2:00 p.m. at 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201, a location outside the boundaries of the District. The roll was called of the members of the Board to-wit:

Thomas Burleson	President
Neal Sleeper	Vice President
Alan Naul	Secretary
Christopher Kelsey	Director/Assistant Secretary
Gary Reaves	Director

All members of the Board were present at the commencement of the meeting with the exception of Director Burleson and Director Reaves. Also present were: Mr. Levi Wild of Wild Land Development Consulting, LLC; Mr. Guymon Phillips, P.E. of Team Phillips, Inc.; Mr. Greg Dick, General Manager; Mr. Mark Spahlinger, Fire Chief; Ms. Kathleen Martinez of Dye & Toverly, LLC; Ms. Sarah Landiak, attorney and Ms. Genny Lutz, paralegal each with Winstead PC.

1. The meeting was called to order at 2:08 p.m., and evidence was presented that public notice of such meeting had been given as required by law.

2. The Board opened the meeting to public comments. Hearing none, Director Kelsey moved to close the public comment session of the meeting. Director Sleeper seconded said motion, which carried unanimously.

3. Consideration was next given to the review and approval of the minutes of the February 21, 2024 Board of Directors meeting. Following a discussion, Director Kelsey moved that the Board approve the minutes as transcribed. Director Sleeper seconded said motion, which carried unanimously.

4. Consideration was next given to the developer/general manager update. No formal report was heard.

5. Consideration was next given to the operator reports. The Board acknowledged receipt of operations reports prepared by Arcadia Water Management for February and March, 2024, copies of which are collectively attached hereto as Exhibit “A”. No formal action was taken by the Board.

6. Consideration was next given to the fire department report. Mr. Spahlinger updated the Board on the Long Cove Volunteer Department's application for an Insurance Services Office Fire Score Rating ("ISO Rating"). He noted that the Department has received an ISO Rating of 5, and that the department does not intend to protest the proposed rating. Mr. Spahlinger further noted that the department is eligible to apply for another ISO score at a future date; however, the current proposed rating should have a positive impact on homeowner insurance policies. No formal action was taken by the Board.

7. Consideration was next given to a discussion regarding tax exemptions for 2024. Ms. Landiak stated that the financial advisor does not recommend tax exemptions for 2024. Following a discussion, Director Kelsey moved that the Board concur with the financial advisor's recommendation. Director Sleeper seconded said motion, which carried unanimously.

8. Consideration was next given to the engineer's report, a copy of which is attached hereto as Exhibit "B". Mr. Phillips reported on the status of construction projects noting that Fireside Environmental had completed approximately 46% of their contracted improvements. He next discussed the status of work to be completed by A&V Water in connection with water system upgrades at Well Sites #1 and #2, new ground storage tank, and other electrical controls. He said that the completion date has been extended to late October due to product backlogs and issues with previous management representatives.

Next, Mr. Phillips requested approval of Pay Application No. 5 from Fireside Environmental in the amount of \$46,848.28, and Change Order No. 1 for \$136,927.39 relative to expansion of open space area. Mr. Phillips noted that the Pay Application from Fireside Environmental is due to unforeseen circumstances and has been determined to be a result of unanticipated conditions encountered during construction (Texas Water Code Section 49.273(i)). He next requested approval of two pay applications from A&V Water: (i) Pay Application No. 1 from A&V Water in the amount of \$126,040.46; and (ii) Pay Application No. 2 in the amount of \$34,570.35.

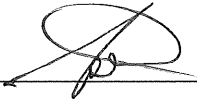
Finally, Mr. Phillips requested approval of a proposal from Wasteline Engineering, Inc. for preparation and submission of an application to the Texas Commission on Environmental Quality for renewal of the District's wastewater treatment plant permit in a lump sum fee of \$6,000.00.

Following a discussion, Director Sleeper moved that the Board (i) approve the Engineer's Report; (ii) approve all pay applications and change orders as presented; and (iii) approve the proposal from Wasteline Engineering, Inc. for renewal of the wastewater treatment plant permit. Director Kelsey seconded said motion, which carried unanimously.

9. Consideration was next given to the review and approval of a bookkeeper report, a copy of which is attached hereto as Exhibit "C". Following a discussion, Director Sleeper moved that the Board approve the bookkeeper's report, and authorize disbursement of checks. Director Kelsey seconded said motion, which carried unanimously.

There being no further business to conduct, Director Sleeper moved that the Board adjourn at 2:43 p.m. Director Kelsey seconded said motion, which carried unanimously.

Approved this 31st day of July, 2024.



Secretary

(DISTRICT SEAL)

