

**MINUTES OF THE MEETING
OF THE
BOARD OF SUPERVISORS**

THE STATE OF TEXAS §

COUNTY OF KAUFMAN §

WALDEN POND FRESH WATER SUPPLY DISTRICT OF KAUFMAN COUNTY §

The Board of Supervisors (the “Board”) of Walden Pond Fresh Water Supply District of Kaufman County (the “District”) met in regular session, open to the public, at 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201, outside the boundaries of the District, on May 16, 2024, and the roll was called of the members of the Board, to-wit:

Linda Patman	President
Blake Beecroft	Vice President
Yvette Hodges	Secretary
Sharon Kline	Assistant Secretary
Clinton Wheeler	Assistant Secretary

All members of the Board were present at the commencement of the meeting, thus constituting a quorum. Also present were Ms. Brandi Galindo of Dye & Toverly, LLC (“Bookkeeper”); Mr. Scott Eidman attorney, and Ms. Amy Bieber, Paralegal, each of Winstead PC; Mr. Cameron Robinson of Inframark, LLC (“Operator”); and Mr. Matt Clark of Barraza Consulting Group, LLC (“Engineer”).

The meeting was called to order at 12:10 p.m.

1. The Board called for public communications and comments. Hearing none, Supervisor Beecroft moved that the Board close the public comment section of the meeting. Supervisor Wheeler seconded said motion, which carried unanimously.

2. The Board next acknowledged receipt of the Minutes from the April 18, 2024, Board meeting. Following a discussion, Supervisor Beecroft moved that the Board approve the Minutes as presented. Supervisor Wheeler seconded said motion, which carried unanimously.

3. In the absence of a developer representative, the Board deferred action with regard to a developer’s report.

4. The Board next recognized Mr. Robinson, who presented to and reviewed with the Board an operations report dated May 16, 2024, a copy of which is attached hereto as Exhibit “A”. Mr. Robinson reported to the Board with regarding to ongoing tap inspections for homebuilders and requested authorization from the Board for the Operator to include fees for builder damages and repeat inspections for failed inspections to the utility bills for homebuilders as needed to ensure

payment prior to release of lots. Next, Mr. Robinson presented to and reviewed with the Board a proposal from LJA Engineering, Inc. (“LJA”) to inventory lead and copper on behalf of the District as required by the Texas Commission on Environmental Quality, a copy of which is attached hereto as Exhibit “B”. Finally, Mr. Robinson noted an increase in service rates pursuant to the District’s professional services agreement with Inframark, LLC. Following a discussion, Supervisor Beecroft moved that the Board (i) authorize the Operator to include builder damage and repeat inspection fees to homebuilders’ utility bills; (ii) approve the proposal from LJA to conduct a lead and copper inventory; (iii) approve the Operator’s rate increase pursuant to the professional services agreement; and (iv) approve the Operator’s report as presented. Supervisor Wheeler seconded said motion, which carried unanimously.

5. The Board next recognized Mr. Clark, who presented to and reviewed with the Board an Engineer’s report dated May 16, 2024, a copy of which is attached hereto as Exhibit “C”. Mr. Clark updated the Board with regard to engineering matters within the District, reporting that a neighboring property owner has alerted the District of some drainage issues stemming from High Point SUD facilities, which will be repaired by the SUD, and next recommended approval of the following pay applications and change order:

- Pay Application No. 5 in the amount of \$100,864.08 from GM Construction TX under the paving improvements contract for Walden Pond South.
- Pay Application No. 9 in the amount of \$19,536.07 from RPM xConstruction LLC (“RPM”) under the paving improvements contract for Walden Pond West Phase 1.
- Change Order No. 4 in the amount of \$1,905.00 from RPM under the paving improvements contract for Walden Pond West Phase 1.

Following a discussion, Supervisor Patman moved that the Board (i) approve all pay applications and the change order as recommended by the District’s Engineer; and (ii) approve the Engineer’s report as presented. Supervisor Beecroft seconded said motion, which carried unanimously.

6. The Board recognized Ms. Galindo, who presented to and reviewed with the Board a bookkeeping report dated May 16, 2024, a copy of which is attached hereto as Exhibit “D”. Following a discussion, Supervisor Beecroft moved that the Board (i) approve the bookkeeping report as presented; (ii) authorize the payment of bills listed thereon; and (iii) approve the investment of District funds as recommended by the District’s Bookkeeper. Supervisor Wheeler seconded said motion, which carried unanimously.

7. The Board next considered a Resolution Adopting Operating Budget and a Resolution Adopting Debt Service Budget for the fiscal year ending June 30, 2025, copies of which are attached hereto as Exhibit “E” and Exhibit “F”, respectively. Following a discussion, Supervisor Beecroft moved that the Board approve the resolutions as presented. Supervisor Wheeler seconded said motion, which carried unanimously.

There being no further business to come before the Board, upon motion duly made, seconded, and unanimously carried, the meeting was adjourned at 12:21 p.m. until further call.

APPROVED AND ADOPTED this 20th day of June, 2024.



Yvette Hodges, Secretary
Board of Supervisors
Walden Pond Fresh Water Supply District of
Kaufman County

(DISTRICT SEAL)

