

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

THE STATE OF TEXAS §

COUNTY OF DALLAS §

UNIVERSITY HILLS MUNICIPAL MANAGEMENT DISTRICT §

The Temporary Board of Directors (the “Board” or the “Board of Directors”) of University Hills Municipal Management District (also sometimes referred to herein as the “District”) met in special session, open to the public, at 2728 N. Harwood Street, Suite 500, Dallas, Texas, 75201, outside the boundaries of the District, on Monday, February 5, 2024, and the roll was called of the temporary members of the Board to-wit:

Alan Michlin	President
Michael Warner	Vice President
Michael Williams	Secretary
Kenneth Medlock	Assistant Secretary
Susan Larson	Assistant Secretary

All members of the Board were present at the commencement of the meeting with the exception of Director Larson, thus constituting a quorum. Also present were: Ms. Sarah Landiak, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC; and Ms. Stefani Chastain of Dye & Toverly, LLC.

The meeting was called to order at 3:05 p.m.

1. The Board called for public communications and comments. There being none and upon motion by Director Warner, seconded by Director Williams and unanimously carried, the Board closed the public comment session of the meeting.

2. The Board next considered and reviewed the Minutes of the Meeting of the District held August 4, 2020. Following a discussion, upon motion of Director Warner, seconded by Director Williams and unanimously carried, the Board approved said Minutes as presented.

3. The Board next considered the ratification and approval of District insurance coverages from 2021-2022 through 2023-2024, copies of the summaries of the proposals for which are attached hereto as Exhibit “A”. Following a discussion, Director Williams moved that the Board ratify and approve the renewal of District insurance coverages as presented. Director Medlock seconded said motion, which carried unanimously.

4. The Board next recognized Ms. Landiak, who presented to and reviewed with the Board a request from the majority landowners of the District to consider the advisability of proposed improvements and proposed method of assessments, a copy of which is attached hereto as Exhibit

“B”. Ms. Landiak reviewed the process of levying assessments with the Board and the need for a hearing on such matter, noting that the estimated cost of improvements to be funded is roughly \$95,000,000. Following a discussion, Director Warner moved that the Board accept such request as presented. Director Williams seconded said motion, which carried unanimously.

5. The Board next reviewed a Resolution setting a public hearing on the advisability of proposed improvements and proposed method of assessment, a copy of which is attached hereto as Exhibit “C”. Ms. Landiak explained that notice of such hearing would be published in a newspaper of general circulation in the District and mailed to landowners within the District. Following a discussion, Director Michlin moved that the Board (i) approve the Resolution as presented; (ii) call such hearing on the advisability of proposed improvements and proposed method of assessment for Wednesday, March 27, 2024, at 12:00 p.m. at 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201; and (iii) authorize publication and mailing of notice of such hearing as required by law. Director Williams seconded said motion, which carried unanimously.

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

7. The Board next recognized Ms. Chastain, who presented to and reviewed with the Board copies of a bookkeeping report dated February 5, 2024, a copy of which is attached hereto as Exhibit “D”. Ms. Chastain also noted a cost-of-living increase of hourly rates pursuant to the District’s bookkeeping services agreement. Following a discussion, Director Warner moved that the Board (i) approve the Bookkeeping report; and (ii) authorize payment of bills as listed thereon. Director Medlock seconded said motion, which carried unanimously.

8. In the absence of an engineer representative, the Board deferred action with regard to an engineer’s report.

9. Next, Ms. Landiak presented to and reviewed with the Board an Amended District Information Form, a copy of which is attached hereto as Exhibit “E”. Ms. Landiak noted that an amendment is required due to legislative changes in the form of Notice to Purchaser attached to the District Information Form. Following a discussion, Director Williams moved that the Board (i) approve the Amended District Information Form as presented; and (ii) authorize the filing of same with the Texas Commission on Environmental Quality and Ellis County. Director Warner seconded said motion, which carried unanimously.

10. The Board next considered a Resolution Designating Posting Location of Meeting Notices, a copy of which is attached hereto as Exhibit “F”. Following a discussion, Director Williams moved that the Board approve the Resolution as presented. Director Warner seconded said motion, which carried unanimously.

11. The Board next recognized Ms. Landiak, who reviewed the District’s current Investment Policy, dated August 4, 2020, with the Board. Ms. Landiak noted that an annual review of said Policy is required, and that no amendments to the Investment Policy are recommended by the District’s legal counsel at this time. Next, Ms. Landiak presented to and reviewed with the Board a Resolution Acknowledging Annual Review of the Investment Policy and Investment Strategies, a

copy of which is attached hereto as Exhibit "G". Following a discussion, Director Michlin moved that the Board approve the Resolution as presented. Director Warner seconded said motion, which carried unanimously.

12. The Board next considered a Resolution Adopting Prevailing Wage Rate Scale for Construction Projects, a copy of which is attached hereto as Exhibit "H". Following a discussion, Director Warner moved that the Board approve the Resolution as presented. Director Medlock seconded said motion, which carried by vote of 3-0-1 with Director Williams abstaining.

13. The Board next considered a Resolution Designating Depositories and Establishing Investment Accounts for Deposit of District Funds, a copy of which is attached hereto as Exhibit "I". Following a discussion, Director Williams moved that the Board approve the Resolution as presented. Director Medlock seconded said motion, which carried unanimously.

14. The Board next considered the supplemental agenda. Ms. Landiak presented to and reviewed with the Board an Order Calling Confirmation and Directors Election, a copy of which is attached hereto as Exhibit "J". Following a discussion, Director Williams moved that the Board (i) approve the Order as presented; (ii) authorize preparation and posting of the Notice of Election as required by law; and (iii) authorize the execution of a contract with Dallas County, Texas, for election services. Director Warner seconded said motion, which carried unanimously.

There being no further business to conduct, Director Warner moved that the meeting be adjourned at 3:35 p.m. Director Medlock seconded said motion, which carried unanimously. The Board adjourned until further call.

[Signature page follows]

APPROVED AND ADOPTED this 10th day of April, 2024.



Kenneth Medlock
Assistant Secretary, Board of Directors
University Hills Municipal Management District

