

**Minutes of Meeting
Board of Directors
Kaufman County Fresh Water Supply District No. 1-A**

September 4, 2024

The Board of Directors ("the "Board") of Kaufman County Fresh Water Supply District No. 1-A (the "District") met in regular session open to the public, on Wednesday, September 4, 2024 at 12:00 noon, at 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201, an official meeting place outside the boundaries of the District. The roll was called of the members of the Board, to wit:

Doug Bynum	President
Theresa Rogers	Vice President
Ronald Sorenson	Secretary
Susan Leveling	Assistant Secretary
Amanda Jones	Assistant Secretary

All Directors were present at the commencement of the meeting with the exception of Director Rogers and Director Jones. The following individuals were also present: Mr. John Kissling of Kaufman County Fresh Water Supply District No. 1-B; Mr. R.L. Lemke of Pillar Income Asset Management; Mr. Bryant Caswell, P.E., and Ms. McKenna Gaddis, P.E. all of BGE, Inc.; Ms. Kerry Tovery of Dye & Tovery, LLC; Ms. Tiffany Moore of Inframark; Mr. Ross Martin, attorney and Ms. Genny Lutzell, paralegal, of Winstead PC.

1. The meeting was called to order at 12:02 p.m.
2. Public Comment and Communications. The Board opened the meeting to public comment. Hearing none, Director Bynum moved that the Board close the public comment session of the meeting. Director Sorenson seconded said motion, which carried unanimously.
3. Minutes of August 7, 2024 Board of Director Meeting. Following a discussion, Director Bynum moved that the Board the minutes as transcribed. Director Sorenson seconded said motion, which carried unanimously.
4. Engineer's Report. Ms. Gaddis presented to and reviewed with the Board copies of an Engineer's Report prepared by BGE, Inc., a copy of which is attached hereto as Exhibit "A". The Board heard an update regarding the City of Forney's Pump Station project and water system study to confirm available resources to supply the Windmill Farms subdivision. Next, the Board reviewed a proposal from BGE for professional design services and fees relative to the water system study and consideration of a future alternative capacity request to the Texas Commission on Environmental Quality ("TCEQ") in lieu of an elevated water storage tank. A copy of the Proposal for Professional Design Services is included within the report.

The Board next heard an update regarding installation of an additional pump at the pump station to provide additional utility system connections. BGE is coordinating with contractors to complete the improvements.

Finally, BGE stated that they are waiting for a response from the TCEQ regarding a request to separate public water system identification numbers for each District located within the Windmill Farms subdivision.

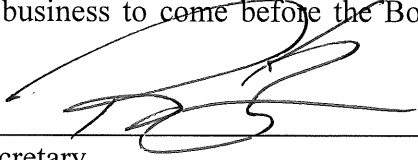
Following a discussion, Director Bynum moved that the Board approve the Engineer's Report and Proposal for Professional Design Services as presented. Director Sorenson seconded said motion, which carried unanimously.

5. Following a discussion, Director Sorenson moved that the Board (i) accept the engineer's report; (ii) authorize approval of a contract with H&H Electrical; and (iii) authorize execution of said contract by the Board President. Director Bynum seconded said motion, which carried unanimously.
6. Developer Report. Mr. Lemke reported that discussions are underway for the construction of a grocery store on the retail tract located within the Kaufman County Fresh Water Supply District No. 1-D. No formal action was taken by the Board.
7. Operator's Report. Ms. Moore presented to and reviewed with the Board copies of an Operator's Report, attached hereto as Exhibit "B". No excursions were reported. The Board heard an update regarding previously authorized emergency repair work of the 12" valve located inside the meter vault, noting that while said work is now complete, the contractor identified additional repairs to be made to the Cla-Valve. Next, the Board reviewed quotes for installation of gravel for vehicle travel from the main roadway to the wastewater treatment plant. Finally, Magna Flow has completed sludge hauls services from the final effluent chamber in connection with cleaning services of said chamber.

Following a discussion, Director Bynum moved that the Board (i) accept the Operator's report; and (ii) authorize repair work as requested, subject to review by District counsel. Director Sorenson seconded said motion, which carried unanimously.

8. Bookkeeper's Report. Ms. Toverly presented to and reviewed with the Board copies of the Bookkeeper's and Joint Utilities Facilities and Operations Reports, copies of which are attached hereto as Exhibit "C". Following a discussion, Director Bynum moved that the Board approve (i) Bookkeeper Report; and (ii) authorize disbursement of funds. Director Sorenson seconded said motion, which carried unanimously.
9. Executive Session. Upon motion by Director Bynum, seconded by Director Sorenson, the Board voted unanimously to convene into Executive Session pursuant to Section 551.071(1)(A), Texas Government Code, to consult with the District's attorney regarding pending or contemplated litigation. Director Bynum announced Executive Session to be held pursuant to said Government Code provisions and closed the meeting to the public at 12:15 p.m. The President reconvened the meeting in open session at 1:25 p.m. No formal action was taken by the Board.

After noting that there was no further business to come before the Board, the meeting adjourned at 12:27 pm.



Secretary

(DISTRICT SEAL)

