

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

THE STATE OF TEXAS §
COUNTY OF COLLIN §
NORTH PARKWAY MUNICIPAL MANAGEMENT DISTRICT NO. 1 §

The Board of Directors (the “Board”) of North Parkway Municipal Management District No. 1 (the “District”) met in regular session, open to the public, on Monday, November 18, 2024, at 1800 Valley View Lane, Suite 300, Farmers Branch, Texas 75234, an official meeting place outside the boundaries of the District, for which notice was given as required by Chapter 551, Texas Government Code, and Chapter 49, Texas Water Code.

The roll was called of the members of the Board to-wit:

Greg Leveling	President
Steve Mitchell	Vice President
Robert Klarer	Secretary
James Rose	Assistant Secretary
Mike Regan	Assistant Secretary

All members of the Board were present at the commencement of the meeting with the exception of Director Rose. Others in attendance were: Mr. Jim Knight, P.E. of KFM Engineering & Design; Mr. Mark Pfirman of Municap, Inc.; Ms. Kathleen Martinez of Dye & Toverly LLC (“D&T”); Ms. Genny Lutzel, paralegal and Mr. Ryan Hafner, attorney of Winstead PC. Mr. John Stumpf, Ms. Chris Lane and Ms. April Yaeger of SAMCO Capital Markets, Inc. (“SAMCO”) attended by audio conference.

The meeting was called to order at 1:10 p.m.

1. The Board called for public communication and comments. Hearing none, Director Regan moved that the Board close the public comment session of the meeting. Director Klarer seconded said motion, which carried unanimously.

2. Consideration was given to the review and approval of the Minutes of the Board of Directors meeting held on October 21, 2024. Following a discussion, Director Mitchell moved that the Board approve the minutes as transcribed. Director Klarer seconded said motion, which carried unanimously.

3. Consideration was next given to a report from the financial advisor. Ms. Lane reported that SAMCO is working with Collin County to review preliminary assessed values for District property. No formal action was taken by the Board.

4. Consideration was next given to a report from Municap. Mr. Pfirman reported that Municap is currently working on required annual disclosure reports on behalf of the District. No formal action was taken by the Board.

5. Consideration was next given to the developer's report. No formal report was heard.

6. Consideration was next given to the Engineer's Report, a copy of which is attached hereto as Exhibit "A".

Enclave at Legacy Hills Phase 2 – Beazer Home

Venus Construction Company – Pay Application No. 2 - \$929,750.57
Hammett Excavation – Change Order No. 1 - \$-28,087.95

Pulte at Legacy Hills – Phase 1A and 1B

KCK Utility Construction, Inc. j- Pay Application No. 14 - \$98,986.50

The Bluffs at Legacy Hills (First Texas Homes)

EIII under JV (Utility Improvements) – Change Order No. 1 - \$211,987.98

Following a discussion, Director Klarer moved that the Board approve all Pay Applications and Change Orders as presented within the engineer's report. Director Mitchell seconded said motion, which carried unanimously.

Mr. Hafner next presented to and reviewed with the Board copies of the following certifications for payment: (i) Phase #1B Developer Improvement Account - \$157,072.45; (ii) Additional Major Improvements Account - \$33,418.90; (iii) Legacy Hills COPS #26 - \$93,721.01; (iv) Final Acceptance – Legacy Hills Wastewater A; and (v) Major Improvements Account – CFA - \$1,547,249.31.

Following a discussion, Director Regan moved that the Board approve all pay applications, change orders and certifications as presented, subject to review by District consultants and the City of Celina, as required. Director Klarer seconded said motion, which carried unanimously.

7. Consideration was next given to the bookkeeper's report. Ms. Martinez reviewed with the Board copies of a bookkeeper report prepared by D&T, a copy of which is attached hereto as Exhibit "B". Next, the Board reviewed a proposed budget with the Board noting the debt service budget year-to-date report. Ms. Lane discussed timing of tax collections with the Board and responded to questions posed by the Board. Following a discussion, Director Mitchell moved that the Board (i) approve the bookkeeping report; and (ii) authorize the payment of bills listed thereon. Director Regan seconded said motion, which carried unanimously. No formal action was taken on the budget as presented pending additional review by District consultants.

There being no further business before the Board, the meeting adjourned at 1:52 p.m.

APPROVED AND ADOPTED this 16th day of December, 2024.



Rob Klarer, Secretary
North Parkway Municipal Management District No. 1

