

**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 November 21, 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. Stefani Chastain of Dye & Toverly, LLC (“Bookkeeper”); Ms. Taylor Elliott, attorney, and Ms. Amy Bieber, paralegal, of Winstead PC; Mr. Cameron Robinson of Inframark, LLC (“Operator”); Mr. Jorge Delgado of Hilltop Securities, Inc. (“Financial Advisor”); and Mr. Matt Clark of Barraza Consulting Group, LLC (“Engineer”).

The meeting was called to order at 12:14 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 October 17, 2024, Board meeting. Following a discussion, Supervisor Beecroft moved that the Board approve the Minutes as presented. Supervisor Patman seconded said motion, which carried unanimously.

3. The Board continued to recognize Mr. Delgado, who presented to and reviewed with the Board MSRB G-42 disclosures prepared by the District’s Financial Advisor, a copy of which is attached hereto as Exhibit “A”, and an Official Statement Letter prepared by the Financial Advisor, a copy of which is attached hereto as Exhibit “B”. No formal action was taken by the Board.

4. The Board continued to recognize Mr. Delgado, who discussed with the Board the proposed schedule of events related to the issuance of the Series 2025 Road Bonds. Mr. Delgado

reported that the amount of the bond issuance will not exceed \$5,100,000 and reviewed with the Board a Preliminary Official Statement and Notice of Sale, copies of which are attached hereto as Exhibit “C” and Exhibit “D”, respectively. Following a discussion and upon motion by Supervisor Patman, seconded by Supervisor Wheeler and unanimously carried, the Board formally authorized the publication of the Official Notice of Sale and the Preliminary Official Statement in connection with the sale of the District’s Series 2025 Road Bonds, such sale date being set for December 12, 2024, as set forth therein.

5. The Board next recognized Ms. Elliott, who discussed with the Board the need to authorize the District’s auditor to prepare an Agreed Upon Procedures (“AUP”) Report in connection with the Series 2025 Road Bonds. Following a discussion, Supervisor Patman moved that the Board authorize McCall Gibson Swedlund Barfoot PLLC to prepare an AUP Report in connection with the sale of the District’s Series 2025 Road Bonds. Supervisor Wheeler seconded said motion, which carried unanimously.

6. The Board next reviewed an evergreen letter agreement by and between the Kaufman County Fresh Water Supply District No. 1-C (“District 1-C”) for patrol services via the Kaufman County Constable’s Office, a copy of which is attached hereto as Exhibit “E”. Ms. Elliott explained that the only change from the prior agreement is that it now allows for expansion of services as development progresses, meaning the Board will not have to constantly re-approve the agreement as more residential lots become occupied. Following a discussion, Supervisor Beecroft moved that the Board approve the letter agreement as presented. Supervisor Patman seconded said motion, which carried unanimously.

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

8. The Board next recognized Mr. Robinson, who presented to and reviewed with the Board an operations report dated November 21, 2024, a copy of which is attached hereto as Exhibit “F”. Mr. Robinson reported that preparations are being made to conduct PFAS testing, which is a new requirement soon to take effect. Following a discussion, Supervisor Beecroft moved that the Board approve the Operator’s report as presented. Supervisor Wheeler seconded said motion, which carried unanimously.

9. The Board next recognized Mr. Clark, who presented to and reviewed with the Board an Engineer’s report dated November 21, 2024, a copy of which is attached hereto as Exhibit “G”. Mr. Clark updated the Board with regard to engineering matters within the District, reporting that there is currently no ongoing construction and that the lift station is complete and operational. Next, Mr. Clark recommended approval of the following pay applications:

- Pay Application No. 11 in the amount of \$32,141.02 from Circle H Contractors, LP (“Circle H”) under the lift station improvements contract for the Walden Pond development.
- Pay Application No. 12RET in the amount of \$106,386.43 from Circle H under the lift station improvements contract for the Walden Pond development.


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

10. The Board recognized Ms. Chastain, who presented to and reviewed with the Board a bookkeeping report dated November 21, 2024, a copy of which is attached hereto as Exhibit "H". Following a discussion, Supervisor Patman 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 Beecroft seconded said motion, which carried unanimously.

There being no further business to come before the Board, upon motion by Supervisor Beecroft, seconded by Supervisor Wheeler, and unanimously carried, the meeting was adjourned at 12:36 p.m. until further call.

[Signature page follows]

APPROVED AND ADOPTED this 12th day of December, 2024.



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

