

**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 October 17, 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. Brian Lopera of McCall Gibson Swedlund Barfoot PLLC (“Auditor”); and Mr. Matt Clark of Barraza Consulting Group, LLC (“Engineer”).

The meeting was called to order at 12:04 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 Patman seconded said motion, which carried unanimously.

2. The Board next acknowledged receipt of the Minutes from the September 19, 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 next considered the renewal of District insurance coverages, a copy of the summary of the proposal for which is attached hereto as Exhibit “A”. Following a discussion, Supervisor Beecroft moved that the Board approve the renewal of District insurance coverages as presented. Supervisor Patman seconded said motion, which carried unanimously.

4. The Board recognized Mr. Lopera who presented to and reviewed with the Board a draft copy of the District’s audit prepared by the Auditor for the fiscal year ended June 30, 2024,

a copy of which is attached hereto as Exhibit “B”. Following a discussion, Director Beecroft moved that the Board (i) approve the draft audit as presented; and (ii) authorize the District’s consultants to file the final audit with the Texas Commission on Environmental Quality (“TCEQ”) and the Texas Comptroller’s office. Director Patman seconded said motion, which carried unanimously.

5. The Board next recognized Mr. Lopera, who presented to and reviewed with the Board an Agreed-Upon Procedures Report (“AUP”) related to the District’s \$7,550,000 Unlimited Tax Road Bonds, Series 2024A, a copy of which is attached hereto as Exhibit “C”. Following a discussion, Director Beecroft moved that the Board approve the AUP Report subject to the revisions noted above. Director Patman seconded said motion, which carried unanimously.

6. Next, Ms. Elliott presented to and reviewed with the Board an Amended District Information Form, a copy of which is attached hereto as Exhibit “D”. Ms. Elliott noted that an amendment is needed to update the amount of bond debt. Following a discussion, Director Beecroft 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 Kaufman County. Director Patman seconded said motion, which carried unanimously.

7. The Board next reviewed a 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 prior agreement needs to be expanded to cover the Walden Pond South tract and increase patrol services to address concerns from District residents. Following a discussion, Supervisor Beecroft moved that the Board approve the letter agreement as presented. Supervisor Patman seconded said motion, which carried unanimously.

8. The Board next discussed a request from the homeowners association to approve and install Flock Safety cameras at entrances to the District to assist with law enforcement services. The Board recognized Mr. Robinson, who reported that currently 10 cameras would fulfill this request, but recommended that the Board approve up to 12 cameras in anticipation of completion of an additional roadway entrance to the District. The Board discussed the cost for installation and the associated subscription service for the cameras, and, following a discussion, Supervisor Beecroft moved that the Board (i) approve the installation and subscription service for up to 12 cameras; and (ii) authorize the Bookkeeper to make any necessary payments on behalf of the District in order to initiate such installation and service. Supervisor Wheeler seconded said motion, which carried unanimously.

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

10. The Board next recognized Mr. Robinson, who presented to and reviewed with the Board an operations report dated October 17, 2024, a copy of which is attached hereto as Exhibit “F”. Mr. Robinson reported that the District is growing quickly and Inframark has conducted 43 tap inspections in the last month. Following a discussion, Supervisor Beecroft moved that the

Board approve the Operator's report as presented. Supervisor Patman seconded said motion, which carried unanimously.

11. The Board next recognized Mr. Clark, who presented to and reviewed with the Board an Engineer's report dated October 17, 2024, a copy of which is attached hereto as Exhibit "G". Mr. Clark updated the Board with regard to engineering matters within the District, and next recommended approval of the following change orders:

- Change Order No. 5 in the amount of \$35,712.25 from Circle H Contractors, LP, under the lift station improvements contract for the Walden Pond development.
- Change Order No. 3 in the amount of (\$3,200.00) from GM Construction TX under the paving improvements contract for Walden Pond South.

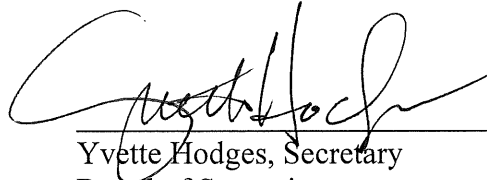
Next, Mr. Clark reported that the final walkthrough of the Walden Pond Lift Station in preparation for start-up will be conducted on October 23rd and recommended that the Board give final acceptance of the project. Following a discussion, Supervisor Beecroft moved that the Board (i) approve all change orders as recommended by the District's Engineer; (ii) give final acceptance of the lift station improvements contract for the Walden Pond development; and (iii) approve the Engineer's report as presented. Supervisor Patman seconded said motion, which carried unanimously.

12. The Board recognized Ms. Chastain, who presented to and reviewed with the Board a bookkeeping report dated October 17, 2024, a copy of which is attached hereto as Exhibit "H". 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 Patman seconded said motion, which carried unanimously.

There being no further business to come before the Board, upon motion by Supervisor Beecroft, seconded by Supervisor Patman, and unanimously carried, the meeting was adjourned at 12:44 p.m. until further call.

[Signature page follows]

APPROVED AND ADOPTED this 21st day of November, 2024.



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

(DISTRICT SEAL)

