

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

THE STATE OF TEXAS §

COUNTY OF HENDERSON §

LAKE VIEW MANAGEMENT AND DEVELOPMENT DISTRICT §

The Board of Directors (the “Board”) of Lake View Management and Development District (the “District”) met in special session, open to the public, on Wednesday, December 11, 2024 at 2:00 p.m. at 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201, a location outside the boundaries of the District. The roll was called of the members of the Board to-wit:

Thomas Burleson	President
Neal Sleeper	Vice President
Alan Naul	Secretary
Christopher Kelsey	Director/Assistant Secretary
Gary Reaves	Director

All members of the Board were present at the commencement of the meeting with the exception of Director Reaves. Also present were: Mr. Justin Jenkins of McCall Gibson Swedlund Barfoot PLLC (audio conference); Ms. Amanda Johnson of Long Cove Development; Mr. Levi Wild of Wild Land Development Consulting, LLC; Mr. Guymon Phillips of Team Phillips, Inc.; Mr. Greg Dick, General Manager; Mr. Jason Cork of Arcadia Water; Ms. Kathleen Martinez of Dye & Toverly, LLC; and Mr. Ross Martin, attorney and Ms. Genny Lutzel, paralegal each with Winstead PC.

1. The meeting was called to order at 2:05 p.m., and evidence was presented that public notice of such meeting had been given as required by law.

2. The Board opened the meeting to public comments. Hearing none, Director Naul moved to close the public comment session of the meeting. Director Sleeper seconded said motion, which carried unanimously.

3. Consideration was next given to the review and approval of the October 16, 2024 Board of Directors meeting. Following a discussion, Director Sleeper moved that the Board approve the minutes as transcribed. Director Kelsey seconded said motion, which carried unanimously.

4. Consideration was next given to the review and approval of an annual financial report for fiscal year ended July 31, 2024. Mr. Jenkins reviewed the draft report with the Board. Following a discussion, Director Kelsey moved that the Board approve the annual financial report for fiscal year ended July 31, 2024, subject to final review by District counsel, and authorize filing of same with the Texas Commission on Environmental Quality. Director Naul seconded said motion, which carried unanimously.

5. Consideration was next given to the developer/general manager update. Mr. Wild reported an uptick in sales during the fourth quarter. No formal action was taken by the Board.

6. Consideration was next given to the review and approval of a contract with Tarrant Regional Water District for use of non-potable water for irrigation purposes, a copy of which is attached hereto as Exhibit "A". Following a discussion, Director Sleeper moved that the Board approve said contract, subject to revisions to parties as set described in Section 1. Director Naul seconded said motion, which carried unanimously.

7. Consideration was next given to the Operator's report. Mr. Cork reviewed copies of an Operations Report for September – November 2024, a copy of which is attached hereto as Exhibit "B". Mr. Cork next discussed general operations and responded to questions from the Board. No formal action was taken by the Board.

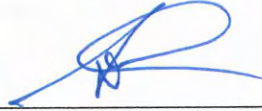
8. Consideration was next given to the fire department report. Mr. Dick updated the Board on operations and housing for members of the fire department and temporary housing for residents during home construction. No formal action was taken by the Board.

9. Consideration was next given to the engineer's report, a copy of which is attached hereto as Exhibit "C". Mr. Phillips provided an update regarding the final walk through with A&V Water. Mr. Phillips next reported that Dredge America is slated to begin dredging of the main body of the Reservoir in January, 2025. Finally, Mr. Phillips requested approval of the following pay applications from A&V Water: (i) Pay Application No. 6 in the amount of \$144,682.53; and (ii) Pay Application No. 7 in the amount of \$39,391.55. Following a discussion, Director Sleeper moved that the Board approve the engineer's report and pay applications as presented. Director Kelsey seconded said motion, which carried unanimously.

10. Consideration was next given to the review and approval of a bookkeeper report, a copy of which is attached hereto as Exhibit "D". Following a discussion, Director Naul moved that the Board approve the bookkeeper's report, and authorize disbursement of checks. Director Kelsey seconded said motion, which carried unanimously.

The Board next considered a request to allow the District's general manager, Lisa Ross, to sign disbursements relative to recurring and variable payments for expenses incurred on behalf of the District. The Board discussed this provision to provide timely payment of bills for recurring and variable expenses. Following a discussion, Director Naul moved that the Board (i) authorize the District's general manager to sign disbursements for District expenses in an amount not to exceed \$25,000, subject to approval by the developer where applicable, and ratified at a lawfully convened meeting of the Board; and (ii) authorize the adoption of a Resolution related thereto. Director Kelsey seconded said motion, which carried unanimously.

There being no further business to conduct, Director Kelsey moved that the Board adjourn at 2:56 p.m. Director Naul seconded said motion, which carried unanimously.



Secretary

