

**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, February 17, 2025, 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:

Steve Mitchell	President
Mike Regan	Vice President
Robert Klarer	Secretary
James Rose	Assistant Secretary
Ronald Sorenson	Assistant Secretary

All members of the Board were present at the commencement of the meeting. Others in attendance were: Mr. Abdi Yassin and Mr. Mark Pfirman of Municap, Inc.; Ms. Kerry Tovery of Dye & Tovery LLC (“D&T”); Ms. Connie Delgado and Mr. Trevor Kollinger of Centurion American Development Group; Mr. Roy Magno of T. Wilson; Mr. Ryan Hafner, attorney and Ms. Genny Lutzel, paralegal of Winstead PC.

Mr. Brian Toldan of McCall Gibson Swedlund Barfoot Ellis, PLLC; Mr. John Stumpf and Ms. April Yaeger of SAMCO Capital Markets, Inc. (“SAMCO”) attended by audio conference.

1. The meeting was called to order at 1:01 p.m. 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 Rose 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 January 21, 2025. Following a discussion, Director Regan moved that the Board approve the minutes as transcribed. Director Rose seconded said motion, which carried unanimously.

3. Consideration was next given to the review and approval of the draft audit for fiscal year ended July 31, 2024. The Board recognized Mr. Toldan who reviewed the draft audit report with the Board. Following a discussion, Director Regan moved that the Board approve the audit report for fiscal year ended July 31, 2024, subject to final review by District counsel. Director Klarer seconded said motion, which carried unanimously.

4. Consideration was next given to a report from the financial advisor. No formal report was heard from the financial advisor.

5. Consideration was next given to a report from Municap, Inc. Mr. Pfirman next presented to and reviewed with the Board copies of the following draft annual continuing disclosure reports for period ending September 30, 2024:

(i) North Parkway Municipal Management District No. 1 (“NPMMD No. 1”) Major Improvements Project, Special Assessment Revenue Bonds, Series 2021;

(ii) NPPMD No. 1 Major Improvements Project #2, Special Assessment Revenue Bonds, Series 2022;

(iii) NPMMD No. 1 Special Assessment Contract Revenue Bonds, Series 2021, Legacy Hills Public Improvement District Phase #1A-1B;

(iv) Closing Certificate – Cost of Issuance and Capitalized Interest Accounts (NPMMD No. 1 Special Assessment Revenue Bonds, Series 2021 – Major Improvement Project;

(v) Closing Certificate – Cost of Issuance and Capitalized Interest Accounts (NPMMD No. 1 Special Assessment Revenue Bonds, Series 2022 – Major Improvements Project #2);

(vi) approval of transfer request of 2024-25 annual installments relative to NPMMD No. 1 Annual Service Plan budget; and

(vii) approval of transfer request of 2024-25 annual installments relative to Legacy Hills Public Improvement District Annual Service Plan budget.

Following a discussion, Director Sorenson moved that the Board authorize Municap, Inc. (“MuniCap”) to complete said disclosure reports, and approve transfer requests as presented. Director Regan seconded said motion, which carried unanimously.

6. Consideration was next given to the developer’s report. Mr. Kollinger presented to and reviewed with the Board copies of a proposed budget for the Major Improvements within the District. Mr. Yassin of MuniCap discussed the District’s Service and Assessment Plan and budget for the remaining Major Improvements, noting consideration of a supplemental plan. No formal action was taken by the Board.

7. Consideration was next given to the Engineer’s Report presented by Mr. Knight, a copy of which is attached hereto as Exhibit “A”.

Arbors at Legacy Hills (Mattamy Texas)

Buddy Martin – Invoice No. 674360 - \$615.00

Buddy Martin – Invoice No. 674451 - \$1,268.70

Elika Construction – Invoice No. 18567 - \$8,425.00

NTX Grade Pros, LLC – Invoice No. 23336 - \$2,825.00

13Stormcom – Invoice 60190 - \$300.00

The Bluffs at Legacy Hills (First Texas Homes)

EIII Under JV (Utility Contractor) – Pay Application No. 3 - \$1,269,971.05
EIII Under JV (Utility Contractor) – Pay Application No. 4 - \$1,295,238.93
EIII Under JV (Utility Contractor) – Pay Application No. 5 - \$229,407.55
Chris Harp Construction, LLC (Earthwork Contractor) – Pay Application No. 5 - \$104,658.75

The Vines at Legacy Hills (Ashton Woods)

RPMx Construction, LLC (Excavation Contract) - Pay Application #7 - \$632,104.75
RPMx Construction, LLC (Excavation Contract) - Pay Application #8 - \$332,572.61
RPMx Construction, LLC (Excavation Contract) - Pay Application #9 - \$267,460.96
RPMx Construction, LLC (Excavation Contract) - Pay Application #10 - \$278,212.50
RPMx Construction, LLC (Excavation Contract) - Pay Application #11 - \$1,639,201.73
RPMx Construction, LLC (Excavation Contract) - Pay Application #12 - \$1,635,399.15
RPMx Construction, LLC (Excavation Contract) - Pay Application #13 - \$147,509.42
RPMx Construction, LLC (Excavation Contract) - Pay Application #14 - \$372,087.23
RPMx Construction, LLC (Excavation Contract) - Pay Application #15 - \$733,031.10

The Rise at Legacy Hills – Phase 2 (Lennar)

Contractor Change Orders:
Glenn Thurman, Inc. (Paving) – Change Order No. 2 - \$5,378.40; and
Change Order No. 3 - \$15,000.00.

Del Webb at Legacy Hills (Pulte Group) – Phase 1B

RPMx Construction, LLC (Paving) – Pay Application No. 6 - \$105,168.07; and
RPMx Construction, LLC (Paving) – Pay Application No. 7 - \$24,264.00;

Change Orders:
RPMx Construction, LLC (Paving) – Change Order No. 2 - \$8,960.00

Enclave at Legacy Hills (Beazer Homes)

Venus Construction (Utility) – Pay Application No. 4 - \$200,996.19; and
Venue Construction (Utility) – Pay Application No. 5 - \$11,275.31

Following a discussion, Director Regan moved that the Board approve the engineer’s report and all pay applications and change orders as presented. Director Klarer 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 - \$5.59; and (ii) Phase

#1B Improvement Account - \$30,994.32. Following a discussion, Director Regan moved that the Board approve both requisitions, as presented. Director Sorenson seconded said motion, which carried unanimously.

8. Consideration was next given to the bookkeeper's report. Ms. Tovery reviewed with the Board copies of a bookkeeper report prepared by D&T, a copy of which is attached hereto as Exhibit "B". Following a discussion, Director Regan moved that the Board (i) approve the bookkeeping report and budget; and (ii) authorize the payment of bills listed thereon. Director Sorenson seconded said motion, which carried unanimously.

9. Consideration was next given to the status of the May 3, 2025 Directors Election. Ms. Lutzel reviewed said status, noting that candidates for said election are unopposed. Next, Mr. Hafner reviewed a draft Order Declaring Unopposed Candidates Elected and Cancelling Directors Election, a copy of which is attached hereto as Exhibit "C". Following a discussion, Director Sorenson moved that the Board adopt said order and declare the Directors election canceled. Director Regan seconded said motion, which carried unanimously.

10. Consideration was next given to the next board meeting date. Upon motion duly made, seconded and unanimously carried, the Board set the next meeting date for Monday, March 3, 2025 at 1:00 p.m.

There being no further business before the Board, the meeting adjourned at 2:36 p.m.

[SIGNATURE PAGE FOLLOWS]

APPROVED AND ADOPTED this 3rd day of March, 2025.



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

