

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

THE STATE OF TEXAS §
COUNTIES OF DENTON AND WISE §
NORTH FORT WORTH WATER CONTROL AND IMPROVEMENT §
DISTRICT NO. 1 DENTON AND WISE COUNTIES

The Board of Directors (the “Board”) of North Fort Worth Water Control and Improvement District No. 1 of Denton and Wise Counties (the “District”) met in regular session, open to the public, at 520 Interstate 35 Frontage Road, Denton, Texas 76205, on May 11, 2023, and the roll was called of the members of the Board to-wit:

J.D. Walker	President
Donald Lucky	Vice President
Charles Garretson	Secretary
Steve Babcock	Assistant Secretary
Thomas Thye	Assistant Secretary

All members of the Board were present at the commencement of the meeting, thus constituting a quorum. Also present were Mr. Scott Eidman, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC; Ms. Brandi Galindo of Dye & Tover, LLC (“Bookkeeper”) and Mr. Ishmael Machoka of LJA Engineering, Inc. (“Engineer”). Mr. Michael Poole of Lennar Homes joined the meeting by telephone.

The meeting was called to order at 12:01 p.m.

1. The Board called for public communications or comments. Hearing none, the Board closed the public comment session of the meeting.

2. The Board next reviewed the Minutes from March 9, 2023, Board of Directors meeting. Following a discussion, and upon motion by Director Garretson, seconded by Director Thye and unanimously carried, the Board approved the Minutes as presented.

3. The Board next recognized Mr. Poole, who updated the Board with regard to development within the District. Mr. Poole reported that Shale Creek Phase 3A is now complete with homes under construction, Phase 3B utilities will be underway within the month, and that Phase 4 is beginning mid-summer with completion in summer of 2024. No formal action was taken by the Board.

4. The Board next recognized Mr. Machoka, who presented to and reviewed with the Board an engineering reported dated May 11, 2023, a copy of which is attached hereto as Exhibit “A”. Mr. Machoka updated the Board with regard to engineering and development matters within the District, reporting the grading Shale Creek Phase 3B and 4 is waiting on clean-up for final approval. Next, Mr. Machoka recommended that the Board authorize re-bidding for the Shale Creek Phase 4 paving, water, wastewater, storm drainage improvements; and street lighting

improvements contract at this time and further recommended that the Board give final acceptance of wastewater treatment plant, noting that the project has been accepted by the Engineer and Aqua Texas. Following a discussion, Director Babcock moved that the Board (i) authorize re-bidding for the Shale Creek Phase 4 paving, water, wastewater, storm drainage improvements; and street lighting improvements contract, (ii) approve final acceptance of the waste water treatment plant as recommended by the District's Engineer; and (iii) approve the Engineer's report as presented. Director Walker seconded said motion, which carried unanimously.

5. The Board next recognized Ms. Galindo, who presented to and reviewed with the Board copies of a Bookkeeping Report dated May 11, 2023, a copy of which is attached hereto as Exhibit "B". Following a discussion, Director Garretson moved that the Board (i) approve the bookkeeping report; (ii) authorize the payment of bills as listed thereon; and (iii) approve the investment of funds as recommended by the District's Bookkeeper. Director Thye seconded said motion, which carried unanimously.

There being no further business to conduct, and upon motion by Director Garretson, seconded by Director Walker and unanimously carried, the Board adjourned at 12:09 p.m. until further call.

[Signature Page Follows]

APPROVED AND ADOPTED this 10th day of August, 2023.



Chuck Garretson, Secretary, Board of Directors
North Fort Worth Water Control & Improvement
District No. 1 of Denton and Wise Counties