

MINUTES OF MEETING  
OF THE  
BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF COLLIN §

LAKEHAVEN MUNICIPAL UTILITY DISTRICT OF COLLIN COUNTY §

The Board of Directors (the "Board") of Lakehaven Municipal Utility District of Collin County (the "District") met in regular session, open to the public, on Wednesday, February 12, 2025, at 12:00 noon, at 13455 Noel Road, Two Galleria Office Tower, Dallas, Texas 75240 (7th Floor Boardroom), an official meeting place located outside the boundaries of the District, for which notice was given as required by Chapter 551, Government Code, and Chapter 49, Texas Water Code.

The roll was called of the members of the Board to-wit:

Dean Dumke	President
Andrew Prine	Vice President
Guymon Phillips	Secretary
Stephen Pepper	Assistant Secretary
Daniella Giglio	Assistant Secretary

All members of the Board were present, thus constituting a quorum. Also present were: Mr. Brian Hunnicutt Green Brick Partners, Inc., developers and landowners in the District; Mr. Bryan Moody and Ms. Rosana Khounsinvong of Kimley-Horn & Associates; Inc., the District's Engineers; Ms. Stefani Chastain of Dye & Toverly LLC, the District's Bookkeepers; Mr. Luisenrique Aranda-Beyer of Robert W. Baird & Co., the District's Financial Advisors; and Mr. Ross Martin and Ms. Darsey Norton, Attorneys, and Ms. Melisa Montague, Paralegal, of Winstead PC, the District's Attorneys. Mr. Brian Lopera of McCall Gibson Swedlund Barfoot Ellis PLLC, the District's Auditors, attended telephonically.

1. Call to Order. The meeting was called to order at 12:06 p.m.
2. Public Communication and Comment. The Board opened the meeting to public comment. Hearing none, Director Dumke moved that the Board close the public communication and comment session of the meeting. Director Phillips seconded said motion, which carried unanimously.
3. Minutes of January 8, 2025 Board of Directors Meeting. Following a discussion, Director Phillips moved that the Board approve the minutes of the January 8, 2025 meeting. Director Prine seconded said motion, which carried unanimously.

4. Hear Financial Advisor's Report. Mr. Aranda-Beyer then noted that he had provided the cash flow charts regarding the 2025 Utility and 2025 Road Bonds to the District's Engineer to include in the District's 2025 Utility Bond Application. No formal action was taken on the Financial Advisor's Report.

5. Resolution Authorizing Application to the Texas Commission on Environmental Quality Requesting Use of Surplus Funds from the 2024 Utility Bonds. The Board deferred action on this item.

6. Supplement to the Agreed-Upon Procedures Reports for the 2024 Road Bonds. Mr. Lopera reviewed the report with the Board. He noted that the surplus funds from the 2024 Road Bonds would be \$152,374.99 with reimbursement to Meritage Homes of Texas, LLC at \$76,187.50 and GRBK Edgewood LLC at \$76,187.49. Following a discussion, Director Prine moved that the Board approve the report as presented and to authorize the reimbursements as listed in the report. Director Pepper seconded said motion, which carried unanimously. A copy of the report is attached hereto as Exhibit "A."

7. Engineer's Report. Mr. Moody presented to and reviewed with the Board copies of an Engineer's Report, a copy of which is attached hereto as Exhibit "B." He then updated the Board on the general overview on the ongoing construction within the Lakehaven subdivision.

Then Mr. Moody presented to and reviewed with the Board copies of the following Pay Applications and Change Orders:

Lakehaven, Phase 5, Water, Sewer, and Storm Sewer – KCK Utility Construction, Inc. Pay Application No. 8 in the amount of \$19,349.99.

Lakehaven, Phase 6, Water, Sanitary Sewer and Storm Sewer Improvements – KCK Utility Construction, Inc. Pay Application No. 1 in the amount of \$554,674.50.

Lakehaven, Phase 7, Water, Sanitary Sewer and Storm Sewer Improvements – KCK Utility Construction, Inc. Pay Application No. 4 in the amount of \$1,321,401.69.

Maintenance Bonds Two-Year Walkthrough and Punchlist; Lakehaven Boulevard and Phase 1:

- (i) Storm Drain that expires February 27, 2025; and
- (ii) Sanitary Sewer and Paving expires April 20, 2025.

Following a discussion, Director Dumke moved that the Board (i) accept the Engineer's Report and all items listed therein as recommended by the District's Engineer. Director Pepper seconded said motion, which carried unanimously.

8. Developer's Report. Mr. Hunnicutt then discussed the status of development within the District. He stated that within Nicholson Ranch, Phases 1, 2, 3, and 4, construction on homes are ongoing. He said that regarding Nicholson Ranch, Phase 5, the Developer is awaiting the City

of Farmersville's approval and then the lots should be delivered to the homebuilders in March. Mr. Hunnicutt then reported that on Nicholson Ranch, Phase 8, the paving is ongoing and the lot delivery to the homebuilders should be in June. Next, Mr. Hunnicutt said that for Nicholson Ranch, Phases 6 and 7, the lots should be delivered to the homebuilders by the third or fourth quarter of 2025. He then noted that the final easement for the drainage easement has been recorded and the plat for the same would be recorded with Collin County as soon as possible. Mr. Hunnicutt then reported that the 0.5 million gallons per day Wastewater Treatment Plant (the "WWTP") expansion should be complete in mid- to late-summer. He said that the Developer is working with Copeville Special Utility District (the "SUD") to approve a first amendment to the Non-Standard Service Agreement to go past 750 lots in the future, which should be approved by the Board of the SUD this week. No formal action was taken on the Developer's Report.

9. Bookkeeper's Report. Ms. Chastain presented to and reviewed with the Board copies of a Bookkeeper's Report, a copy of which is attached hereto as Exhibit "C." Following a discussion, Director Phillips moved that the Board (i) approve the Bookkeeper's Report; and (ii) authorize payment of invoices. Director Prine seconded said motion, which carried unanimously.

10. Resolution Adopting Prevailing Wage Rate Scale for Construction Workers (the "Resolution.") The Board next discussed approval of the Resolution. Ms. Norton noted that Chapter 2258, Texas Government Code, requires the District to determine the general prevailing rate of per diem wages for each craft or type of worker in the locality in which a construction project for the District is to be performed and the general prevailing rate of per diem wages for legal holiday and overtime work. She noted that the District has determined that the Resolution should be an "evergreen" resolution and once the Department of Labor determines a new wage scale rate, the engineer will update the Board and the District's files will be updated with the new exhibit to the Resolution. Following a discussion, Director Prine moved that the Board approve the Resolution as presented. Director Pepper seconded said motion, which carried unanimously. A copy of the Resolution is attached hereto as Exhibit "D."

11. Date for Next Meeting. Upon motion duly made by Director Dumke, and seconded by Director Prine, the Board scheduled the next meeting for at 12:00 p.m. on Wednesday, March 12, 2025, or until further call.

There being no further business to conduct, Director Dumke moved that the meeting be adjourned, which motion was seconded by Director Giglio, and unanimously approved, and the Board adjourned at 12:23 p.m.

(EXECUTION PAGE FOLLOWS)

APPROVED AND ADOPTED this 12th day of March, 2025.



  
Secretary, Board of Directors

LIST OF EXHIBITS

Exhibit "A" - Supplement to the Agreed-Upon Procedures Reports for the 2024 Road Bonds

Exhibit "B" – Engineering Report

Exhibit "C" - Bookkeeping Report

Exhibit "D" - Resolution Adopting Prevailing Wage Rate Scale for Construction Workers