

MINUTES OF THE MEETING  
OF  
THE BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF GRAYSON §

SUNSET RANCH MUNICIPAL UTILITY DISTRICT OF GRAYSON COUNTY §

The Board of Directors (the "Board") of Sunset Ranch Municipal Utility District of Grayson County (the "District") met in regular session at 1:00 p.m. on Wednesday, February 12, 2025, at the offices of Kimley-Horn & Associates, Inc., 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:

Dan Allen	President
Mason John	Vice President
Reed Hatley	Secretary
Daniel Lara	Assistant Secretary
Reid Pierce	Assistant Secretary

All members of the Board were present with the exception of Director Hatley, thus constituting a quorum. Also present were: Ms. Stephanie White of Kimley-Horn & Associates; Inc., the District's Engineers; Mr. Brian Hunnicutt of Green Brick Partners, Inc., developers and landowners in the District; 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; Mr. Ross Martin and Ms. Darsey Norton, Attorneys, and Ms. Melisa Montague, Paralegal, of Winstead PC, the District's Attorneys; and Ms. Anna Cox, a member of the public.

The meeting was called to order at 1:02 p.m.

1. Public Communication and Comment. The Board opened the meeting to public comment. Director Allen moved that the Board close the public comment session. Director Pierce seconded said motion, which carried unanimously, subject to certain clerical errors closed the public communication and comment session of the meeting.

2. Accept Resignation of Director Hatley. Ms. Norton stated that Director Hatley had resigned from the Board of Directors as he was moving out of state. Following a discussion, Director Allen moved that the Board accept Director Hatley's resignation. Director Pierce seconded said motion, which carried unanimously.

3. Appoint Director; Accept Oath of Office and Statement of Director. The Board deferred this item.

4. Minutes of January 8, 2025 Board of Directors Meeting. Following a discussion, Director Allen moved that the Board approve the minutes of the January 8, 2025 meeting. Director Pierce seconded said motion, which carried unanimously.

5. Financial Advisor's Report. No report was given.

6. Engineer's Report. Ms. White then presented to and reviewed with the Board the Engineer's Report, a copy of which is attached hereto as Exhibit "A." She then presented a revised Notice to Proceed for the lift station. She then requested authorization of a memorandum of contract for the off-site force main. Ms. White then presented Pay Estimate No. 3 for the lift station contract to Rey-Mar Construction, LLC in the amount of \$ 265,878.00. Following a discussion, Director Allen moved that the Board accept the Engineer's Report and all items listed therein as recommended by the District's Engineer. Director Pierce seconded said motion, which carried unanimously.

7. Developer's Report. Mr. Hunnicutt reported that the Clearing and Mass Grading of Phases 1, 2A, and 2B: rough grading was complete and that Sunset Ranch, Phase 1 utility construction is underway. He noted that the Offsite Force Main construction would begin once the easement acquisition is finalized and plans are approved. Mr. Hunnicutt then reported that the lift station equipment/wet well arrived on February 10, 2025 and that construction will begin soon.

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

9. 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 Allen moved that the Board approve the Resolution as presented. Director Pierce seconded said motion, which carried unanimously. A copy of the Resolution is attached hereto as Exhibit "C."

10. Condemnation of Sanitary Sewer Easements. No report was given.

11. Date for the Next Meeting. Mr. Martin stated that the next meeting is scheduled for March 12, 2025. Upon motion duly made by Director Pierce, and seconded by Director Allen, the Board scheduled the next meeting for Wednesday, March 12, 2025 at 1:00 p.m., or until further call.

There being no further business to conduct, Director Allen moved that the meeting be adjourned at 1:12 p.m. Director Pierce seconded said motion, which carried unanimously. The Board adjourned until further call.

(EXECUTION PAGE FOLLOWS)

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



(DISTRICT SEAL)

Two handwritten signatures in blue ink are shown on a light gray background. The signatures are cursive and appear to be of the same person.

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Secretary, Board of Directors

LIST OF EXHIBITS

Exhibit "A" – Engineering Report

Exhibit "B"–Bookkeeping Report

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