

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, March 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 with the exception of Direct Prine, 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; and Mr. Ross Martin, Attorney, and Ms. Melisa Montague, Paralegal, of Winstead PC, the District's Attorneys.

1. Call to Order. The meeting was called to order at 12:03 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 Giglio seconded said motion, which carried unanimously.
3. Minutes of February 12, 2025 Board of Directors Meeting. Following a discussion, Director Giglio moved that the Board approve the minutes of the February 12, 2025 meeting. Director Pepper seconded said motion, which carried unanimously.
4. Hear Financial Advisor's Report. No report was given.

5. Discuss Tax Exemptions for 2025. Mr. Martin then stated that because the District was still in the bond process and build-out mode with no commercial property to make up for any homeowner tax exemptions, no exemptions should be made at this time. Following a discussion, Director Phillips moved that the Board to authorize no tax exemptions for 2025. Director Giglio seconded said motion, which carried unanimously.

6. Resolution Authorizing Application to the Texas Commission on Environmental Quality (the "Commission") Requesting Use of Surplus Funds from the 2024 Utility Bonds. Consideration was next given to the status of an Application to the Commission for approval of Project and Use of Surplus Funds and Operation and Maintenance Tax. Mr. Martin discussed that an application would be submitted to the Commission to authorize use of \$310,457.96 in surplus operating and maintenance tax funds to reimbursement to the developers. Following a discussion, Director Dumke moved that the Board approve the resolution and authorize the application to the Commission. Director Giglio seconded said motion, which carried unanimously. A copy of the resolution is attached hereto as Exhibit "A."

7. Agreed-Upon Procedures Report for the Use of Surplus Funds from the 2024 Utility Bonds. Mr. Martin then stated that in order for the developers of the District to receive the surplus funds as reimbursement, an Agreed-Upon Procedures Report was required. Following a discussion, Director Pepper moved that the Board authorize the preparation of an Agreed-Upon Procedures Report by the District's Auditor. Director Phillips seconded said motion, which carried unanimously.

8. Resolution Regarding Use of Surplus Funds for the 2024 Road Bonds. Mr. Martin discussed the resolution regarding us of surplus funds from the 2024 Road Bond. He noted that the reimbursements had been made in the amount of \$152,374.99 to Meritage Homes of Texas, LLC at \$76,187.50 and GRBK Edgewood LLC at \$76,187.49. Following a discussion, Director Dumke moved that the Board approve the resolution as presented. Director Giglio seconded said motion, which carried unanimously. A copy of the resolution is attached hereto as Exhibit "B."

9. 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 "C." He then updated the Board on the general overview on the ongoing construction within the Lakehaven subdivision.

Mr. Moody then discussed an award of a contract for Lakehaven, Phase 2 MBR Wastewater Treatment Plant – Yard Piping. He stated that the District had received one bid from KCK Utility Construction, Inc. in the amount of \$149,998.50. He then recommended award of the contract to KCK Utility Construction, Inc.

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. 9 in the amount of \$9,629.99.

Lakehaven, Phase 5, Lift Station – KCK Utility Construction, Inc. Pay Application No. 10 in the amount of \$5,400.00.

Lakehaven, Phase 6, Water, Sanitary Sewer and Storm Sewer Improvements – KCK Utility Construction, Inc. Pay Application No. 2 in the amount of \$632,185.56.

Lakehaven, Phase 7, Water, Sanitary Sewer and Storm Sewer Improvements – KCK Utility Construction, Inc. Pay Application No. 5 in the amount of \$23,174.10.

Lakehaven, Phase 8, Paving, Signage, and Lighting – Chris Harp Construction. Pay Application No. 1 in the amount of \$280,029.78.

Farmersville WWTP No. 3, Phase 2, 0.50 MGD MBR, Equipment – A3-USA, Inc. Change Order No. 1 in the amount of \$400,000.00 for additional equipment, update pump station per the City of Farmersville's request, Tac control, flume, and installation of conduit, electrical, and fiber.

Farmersville WWTP No. 3, Phase 2, 0.50 MGD MBR, Concrete – BAR Constructors, Inc.

- a) Change Order No. 1 in the amount of \$188,847.28 for material and size correction for pipe sleeves, stairs, and landings, and concrete pads and sidewalks.
- b) Pay Application No. 2 in the amount of \$792,497.60.
- c) Pay Application No. 3 in the amount of \$600,708.37.
- d) Pay Application No. 4 in the amount of \$371,084.67.

Following a discussion, Director Giglio 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.

10. Developer's Report. Mr. Hunnicutt then discussed the status of development within the District. He stated that the Non-Standard Service Agreement 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, has been approved and recorded with Collin County. Next, Mr. Hunnicutt report that the lift station should be completed soon and that lots in Lakehaven, Phase 8, should be ready for delivery in June. Then her reported that in Lakehaven, Phase 6, there would be a fourth quarter lot delivery. After a question from the Board, Mr. Hunnicutt noted that all of the construction was within the budget and that all pay applications and changes order are kept track of carefully for future reimbursement. No formal action was taken on the Developer's Report.

11. Landscape Maintenance Agreement with Lakehaven Homeowners' Association. The Board deferred the agreement at this time.

12. 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 "D." Following a

discussion, Director Giglio moved that the Board (i) approve the Bookkeeper's Report; and (ii) authorize payment of invoices. Director Phillips seconded said motion, which carried unanimously.

13. Date for Next Meeting. Upon motion duly made by Director Pepper, and seconded by Director Giglio, the Board scheduled the next meeting for at 12:00 p.m. on Wednesday, April 9, 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 12:33 p.m.

(EXECUTION PAGE FOLLOWS)

APPROVED AND ADOPTED this 9th day of April, 2025.

(DISTRICT SEAL)




Secretary, Board of Directors

LIST OF EXHIBITS

Exhibit "A" - Resolution Authorizing Application to the Texas Commission on Environmental Quality Requesting Use of Surplus Funds from the 2024 Utility Bonds

Exhibit "B" - Resolution Regarding Use of Surplus Funds for the 2024 Road Bonds

Exhibit "C" – Engineering Report

Exhibit "D" - Bookkeeping Report