

**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 special session, open to the public, on Monday, March 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 with the exception of Director Sorenson. Others in attendance were: Mr. Jim Knight of KFM Engineering & Design; Mr. Mark Pfirman of Municap, Inc.; Ms. Kathleen Martinez of Dye & Toverly LLC (“D&T”); Mr. Ryan Hafner, attorney and Ms. Genny Lutzel, paralegal of Winstead PC.

Mr. John Stumpf, Ms. Chris Lane and Ms. April Yaeger of SAMCO Capital Markets, Inc. (“SAMCO”) attended the meeting by audio conference.

1. The meeting was called to order at 1:00 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 March 3, 2025. Following a discussion, Director Klarer moved that the Board approve the minutes as transcribed. Director Rose seconded said motion, which carried unanimously.

3. Consideration was next given to a report from the financial advisor. Ms. Yeager stated that she will be in attendance meeting hosted by the Collin Central Appraisal District to discuss the 2025 preliminary and certified values. No formal action was taken by the Board.

4. Consideration was next given to a discussion regarding tax exemptions for North Parkway MMD No. 1 – SF Defined Area No. 1. The Board deferred action on the matter.

5. Consideration was next given to a report from Municap, Inc. No formal report was heard. Mr. Pfirman reviewed changes to certain disclosure reports relative to fiscal year ending September 30, 2024 and submission of same to Electronic Municipal Market Access. No formal action was taken by the Board.

6. Consideration was next given to the developer's report. No formal action was taken by the Board.

7. Consideration was next given to ratify and approve an Assignment of Payment Rights under Reimbursement Agreement by and between Western Frontier Development Partners, L.P., T. Wilson LLC, and the District. Following a discussion, Director Klarer moved that the Board ratify and approve same. Director Regan seconded said motion, which carried unanimously.

8. Consideration was next given to the Engineer's Report. No formal report was heard. Following a discussion, Director Regan moved that the Board approve the engineer's report, 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 - \$5.08; and (ii) Phase #1B Developer Improvement Account - \$44,375.19. Following a discussion, Director Regan moved that the Board approve both requisitions, as presented. Director Klarer seconded said motion, which carried unanimously.

9. Consideration was next given to the bookkeeper's report. Ms. Martinez reviewed with the Board copies of a bookkeeper report prepared by D&T, a copy of which is attached hereto as Exhibit "A". 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 Klarer seconded said motion, which carried unanimously. Next, Ms. Martinez reviewed draft 14-month budgets for the Public Improvement District – Combined Administrative and Single Family Defined Area No. 1 Debt Service, copies of which are attached hereto as Exhibit "B". Following a discussion, Director Regan moved that the Board adopt the budgets as presented. Director Klarer seconded said motion, which carried unanimously.

10. Consideration was next given to the review and approval of an Amended Resolution Designating Posting Location of Meeting Notices, a copy of which is attached hereto as Exhibit "C". Ms. Lutzel discussed the need to update the meeting notice location due to construction. Following a discussion, Director Rose moved that the Board approve said Resolution. Director Klarer seconded said motion, which carried unanimously.

11. 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, April 21, 2025 at 1:00 p.m.

There being no further business before the Board, the meeting adjourned at 1:28 p.m.

APPROVED AND ADOPTED this 21st day of April, 2025.



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

