

**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 3, 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 Rose and Director Sorenson. Others in attendance were: Mr. Jim Knight of KFM Engineering & Design; Mr. Abdi Yassin and Mr. Mark Pfirman of Municap, Inc.; Ms. Kerry Tovery of Dye & Tovery LLC (“D&T”); Ms. Connie Delgado and Mr. Trevor Kollinger of Centurion American Development Group; 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 1:06 p.m. The Board called for public communication and comments. Hearing none, Director Klarer moved that the Board close the public comment session of the meeting. Director Regan 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 February 17, 2025. Following a discussion, Director Regan moved that the Board approve the minutes as transcribed. Director Klarer seconded said motion, which carried unanimously.

3. Consideration was next given to a report from the financial advisor. Ms. Lane noted that a request for estimated values has been prepared for consideration by Collin Central Appraisal District. No formal action was taken by the Board.

4. Consideration was next given to a report from Municap, Inc. No formal report was heard.

5. Consideration was next given to the review and approval of a supplemental update to 2024-25 Service and Assessment Plan and Assessment (“2024-25 SAP”) roll, budget, and related Order. Mr. Hafner reviewed the proposed Order with the Board. Next, Mr. Arendt reviewed the proposed updates draft Project Fund transfer authorizations with the Board, copies of which are attached hereto as Exhibit “A”. Next, Mr. Yassin requested Board approval of the supplemental update, subject to further review by the District’s engineer. Following a discussion, Director Regan moved that the Board approve the supplemental update to the 2024-25 SAP and all related documents to evidence same in the property records of Collin County, Texas. Director Klarer seconded said motion, which carried unanimously.

6. Consideration was next given to the developer’s report. Mr. Hafner presented to and reviewed with the Board copies of an Assignment of Payment Rights under Reimbursement Agreement by and between Western Frontier Development Partners, LP, T. Wilson LLC and the District, a copy of which is attached hereto as Exhibit “B”. Following a discussion, Director Regan moved that the Board approve said Assignment, subject to final changes by District Counsel. Director Klarer seconded said motion, which carried unanimously.

7. Consideration was next given to the Engineer’s Report presented by Mr. Knight, a copy of which is attached hereto as Exhibit “C”. The Board reviewed the following pay application and approval as submitted by the District’s engineer:

The Bluffs at Legacy Hills (First Texas Homes)

Chris Harp Construction (Earthwork Contractor) – Change Order No. \$20,900.00

Del Webb at Legacy Hills (Pulte Group) – Phase 1B

Acadia Services, LLC (Utility Contractor) - Pay Application No. 6 - \$12,356.64; and
Acadia Services, LLC (Utility Contractor) – Pay Application No. 7 - \$137,052.94

Change Orders:

Acadia Services, LLC (Utility Contractor) - Change Order No. 5 - \$13,729.60

Pulte at Legacy Hills (Pulte Grou) – Phase 1A & 1B

KCK Utility Construction (Utility) – Pay Application No. 16 - \$680,936.18

Following a discussion, Director Regan moved that the Board approve the engineer’s report, pay applications and change orders as presented. Director Regan seconded said motion, which carried unanimously.

8. Consideration was next given to the bookkeeper’s report. Ms. Toverly reviewed with the Board copies of a bookkeeper report prepared by D&T, a copy of which is attached hereto as Exhibit “D”. 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.

9. 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, March 17, 2025 at 1:00 p.m.

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

[SIGNATURE PAGE FOLLOWS]

APPROVED AND ADOPTED this 17th day of March, 2025.



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

