

MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF WALLER §

EAST WALLER COUNTY MANAGEMENT DISTRICT §

The Board of Directors (the "Board" or the "Board of Directors") of EAST WALLER COUNTY MANAGEMENT DISTRICT (also sometimes referred to herein as the "District") met in special session, accessible to the public, at R.G. Miller DCCM, 1080 Eldridge Parkway, Suite 600, Houston, Texas 77077 on March 27, 2025 at 12:00 p.m., and the roll was called of the members of the Board to-wit:

Lisa Cooper	Chairman
Samuel McArthur	Vice-Chairman
Kevin Vader	Secretary
Monette Stephens	Assistant Secretary
Stephen McGrath	Assistant Secretary

All members of the Board were present at the commencement of the meeting. All directors present at the time a vote was taken voted on all items that came before the Board. Also present were, Chrishone Peterson, engineer for the District; Sophia Filfil, representing the owner and developer of lands within the District and Christopher Simmons for Highland Homes. In addition Matt McPhail, attorney and Vicki Hahn, paralegal, of Winstead PC ("Winstead") general counsel and bond counsel for the District attended via telephone conference.

1. Public Comment: Mr. McPhail called for public comment. Hearing none, the Public Comment session was closed and the Board proceeded to the next item of business.

2. Meeting Minutes: The Board reviewed the Minutes from the February 21, 2025 Board Meetings. Upon motion by Director Vader, seconded by Director Cooper and unanimously carried, the Board approved the February 21, 2025 Meeting Minutes.

3. Bond Issuance: Mr. McPhail informed the Board that the next step is to schedule a Public Hearing for the Preliminary Special Assessment Plan. Before a Public Hearing can be scheduled, the Board will meet to call the Public Hearing. Before the Public Hearing can take place, a Notice of Public Hearing must be published at least 10 days prior to the Public Hearing date. Mr. McPhail went on to advise the Board that the Trust Indenture is not complete and that they are still awaiting feedback from the underwriter. In addition, there are still a few issues between the Developer's Counsel and the District's Counsel. The Board discussed the feedback from the various consultants. Mr. McPhail noted that he is hoping to have final comments by the end of next week. He would

recommend that the Board approve the Trust Indenture Agreement subject to final review and approval by the District's attorney.

Upon motion by Director McArthur, seconded by Director McGrath and unanimously carried, the Board authorized two Board members, Director Cooper and/or Director Vader to execute the Trust Indenture Agreement and any other documents necessary for the Special Assessment Plan.

4. Engineering Report: Mr. Peterson reviewed the Engineering Report in detail.

a) Mr. Peterson reviewed the bids that he received for Sofi Lakes Section 1, Sofi Lakes Section 2, Yara Drive and Sofi Lakes Boulevard.

With respect to Sofi Lakes Section 1, he is recommending award to A&M Contractors. Mr. McPhail asked if Mr. Peterson has worked with them before. Mr. Peterson responded that he has not but RG Miller received their qualifications and financial records. He also called references. He has worked with some of the other bidders and did not have a good experience with them or their timeline to complete the project did not work with the project's plans. When asked why A&M Contractor's bid is so low, Mr. Peterson responded that he reviewed the scope of work with them and they understood the requirements. There are also some items in their extra pay list that increases the total bid. However, when RG Miller did the math, their bid was still a little lower.

Upon motion by Director Vader, seconded by Director Cooper and unanimously carried, the Board authorized award of the contract to A&M Contractors.

b) Mr. Peterson reviewed the bids he received for Sofi Lakes, Section 2 and is recommending awarding the contract to Bay Paving, LLC. He is recommending them because their financials are strong and he checked their qualifications and they are qualified to do the work.

Upon motion by Director Vader, seconded by Director Cooper and unanimously carried, the Board authorized awarding the contract to Bay Paving, LLC.

c) Mr. Peterson reviewed the bids he received for Yara Drive. R. Construction Civil was the lowest bid but they made some mathematical errors when submitting their bid and withdrew their bid, making C.E. Barker, Ltd. the lowest bidder. He is recommending awarding the contract to C.E. Barker, Ltd. Their financials are strong and Mr. Peterson has worked with them in the past.

Upon motion by Director Vader, seconded by Director Cooper and unanimously carried, the Board authorized awarding the contract to C.E. Barker, Ltd.

d) Mr. Peterson reviewed the bids he received for Sofi Lakes Boulevard. The lowest bidder was Icon GC, LLC. He is recommending awarding the contract to Icon GC, LLC. Their financials are good and he checked their references.

Upon motion by Director Vader, seconded by Director Cooper and unanimously carried, the Board authorized awarding the contract to Icon GC, LLC.

Mr. Peterson informed the Board that he will get started on the contracts and bring them to the Board for signature.

Mr. Peterson reviewed Pay Estimate No. 2 for Hurtado Construction Company. Hurtado has completed about 80% of the detention work. They still need to complete the pump station but that is in Phase 2. The pond is almost completed. He reviewed pictures. About 40% of Hurtado's work has been completed. They are ahead of schedule.

Upon motion by Director Vader, seconded by Director Cooper and unanimously carried, the Board approved Pay Estimate No. 2 to Hurtado Construction Company.

Mr. Peterson reviewed Change Order No. 1 for Hurtado Construction Company. The change is for air bridges. They still have a pipeline that needs to be removed. In order to cross over the pipeline, they have to install an air bridge.

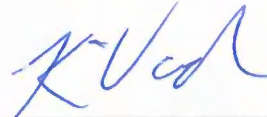
Upon motion by Director Vader, seconded by Director Cooper and unanimously carried, the Board approved Change Order No. 1 for Hurtado Construction Company.

The Board discussed the utility lines and asked if there is an understanding of where they all are and how many issues they will cause. Mr. Peterson responded that there were no utility lines that they did not know about in advance. He mentioned that once they are finished with the bond, the pipeline will be decommissioned. Ms. Filfil noted that they will be paid to remove the pipeline and that this cost is in the budget. Mr. Peterson stated that since the bond was delayed, they have had to work around this.

Upon motion by Director Vader, seconded by Director Cooper and unanimously carried, the Board accepted the Engineering Report.

5. Calendaring: The next Board meeting will be scheduled as needed. Probably in mid to late April.
6. Adjournment: There being no further business to conduct, upon motion by Director Cooper, seconded by Director McArthur and unanimously carried, the Board adjourned until further call.

APPROVED AND ADOPTED this 24th day of April, 2025.



Kevin Vader, Secretary
Board of Directors
East Waller County Management District

(DISTRICT SEAL)

