

**MINUTES OF MEETING
OF THE
BOARD OF DIRECTORS**

THE STATE OF TEXAS §

COUNTY OF ELLIS §

STERRETT ROAD MUNICIPAL MANAGEMENT DISTRICT §

The Board of Directors (the “Board”) of Sterrett Road Municipal Management District (the “District”) met in special session, open to the public, on April 17, 2024, at 12:30 p.m. at 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201, 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:

David Muckleroy	President
Kenner Link	Vice President
Peter Madrala	Secretary
Justin Zuniga	Assistant Secretary
Brock Babb	Assistant Secretary

All members of the Board were present with the exception of Director Muckleroy and Director Babb. Also present were: Mr. Clayton Snodgrass, Ms. Jennifer Rabon of Bluebonnet Capital Partners, developer representatives; Ms. Jennifer Watts and Ms. Julia Le of Dye & Toverly, LLC; Mr. Ryan Hafner, attorney and Ms. Genny Lutzell, paralegal of Winstead PC.

1. The meeting was called to order at 12:38 p.m., and evidence was presented that public notice of such meeting had been given as required by law.

2. Consideration was first given public comments. The Board opened the meeting for public communication and comment. Hearing none, Director Zuniga moved that the Board close the public comment session of the Meeting. Director Madrala seconded said motion, which carried unanimously.

3. Consideration was next given to the review and approval of the organizational meeting minutes of February 14, 2024. Following a discussion, Director Zuniga moved that the Board approve the minutes as transcribed. Director Madrala seconded said motion, which carried unanimously.

4. The Board deferred consideration of an agreement for engineering services. No formal action was taken by the Board.

5. Consideration was next given to the engineer’s report. No formal report was heard.

6. Consideration was next given to the review and approval of a drainage easement. Mr. Hafner reviewed the proposed easement with the Board, a copy of which is attached hereto as Exhibit "A". Following a discussion, Director Zuniga moved to approve the conveyance of said easement. Director Madrala seconded said motion, which carried unanimously.

7. Consideration was next given to the letter confirming candidates for the May 4, 2024 Directors' Election and adoption of an Order Declaring Unopposed Candidates Elected and Canceling Election. Mr. Hafner discussed the status of applications received a place on the May 4, 2024 Director's Election, and stated that the deadline for receipt of a write-in candidate has passed. Following a discussion, Director Zuniga moved that the Board cancel the Directors Election, and authorize District Consultants to provide notice, as required. Director Madrala seconded said motion, which carried unanimously. A copy of the Order is attached hereto as Exhibit "B".

8. Consideration was next given to the developer's report. Mr. Snodgrass and Ms. Rabon provided an update on the status of plat approvals and a proposed development agreement. No formal action was taken by the Board.

9. Consideration was next given to the bookkeeper's report. Ms. Le reviewed with the Board copies of said report, a copy of which is attached hereto as Exhibit "C". Following a discussion, Director Madrala moved that the Board (i) approve the bookkeeping report; and (ii) authorize payment of bills presented by checks drawn on the District's account. Director Zuniga seconded said motion, which carried unanimously.

There being no further business to conduct, Director Zuniga moved that the Board adjourn at 12:50 p.m. Director Madrala seconded said motion, which carried unanimously.

APPROVED AND ADOPTED this 13th day of May, 2025.



Secretary, Board of Directors
Sterrett Road Municipal Management District No. 1

(DISTRICT SEAL)

