

MINUTES OF THE MEETING  
OF  
THE BOARD OF DIRECTORS

THE STATE OF TEXAS §  
COUNTY OF GRAYSON §  
SUNSET RANCH MUNICIPAL UTILITY DISTRICT OF GRAYSON COUNTY §

The Board of Directors (the "Board") of Sunset Ranch Municipal Utility District of Grayson County (the "District") met in regular session at 1:00 p.m. on Wednesday, April 9, 2025, at the offices of Kimley-Horn & Associates, Inc., 13455 Noel Road, Two Galleria Office Tower, Dallas, Texas 75240 (1st 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:

Dan Allen	President
Mason John	Vice President
Michael Trabulsi	Secretary
Daniel Lara	Assistant Secretary
Reid Pierce	Assistant Secretary

All members of the Board were present, thus constituting a quorum. Also present were: Ms. Stephanie White of Kimley-Horn & Associates; Inc., the District's Engineers; Ms. Stefani Chastain of Dye & Toverly LLC, the District's Bookkeepers; Mr. Phil Janco of Green Brick Partners, Inc., developers and landowners in the District; Stephanie White of Kimley-Horn & Associates, Inc.; Ms. Darsey Norton, Attorney, and Ms. Melisa Montague, Paralegal, of Winstead PC, the District's Attorneys.

The meeting was called to order at 1:02 p.m.

1. Public Communication and Comment. The Board opened the meeting to public comment. Director Pierce moved that the Board close the public comment session. Director Allen seconded said motion, which carried unanimously.

2. Minutes of March 12, 2025 Board of Directors Meeting. Following a discussion, Director Allen moved that the Board approve the minutes of the March 12, 2025 meeting. Director Pierce seconded said motion, which carried unanimously.

3. Financial Advisor's Report. No report was given.

4. Engineer's Report. Ms. White then presented to and reviewed with the Board the Engineer's Report, a copy of which is attached hereto as Exhibit "A." She reported on the status of

ongoing construction within the District. Mr. White then presented Pay Estimate No. 5 for the lift station contract to Rey-Mar Construction, LLC in the amount of \$210,609.00 and Pay Estimate No. 2 for utilities to serve Sunset Ranch, Phase 1 in the amount of \$775,846.71. Following a discussion, Director Allen moved that the Board accept the Engineer's Report and all items listed therein as recommended by the District's Engineer. Director Pierce seconded said motion, which carried unanimously.

5. Developer's Report. Mr. Janco then noted that Special Commissioners still need to be appointed for a condemnation hearing. No formal action was taken on the Developer's Report.

6. Bookkeeper's Report. Ms. Chastain then presented to and reviewed with the Board copies of a Bookkeeper's Report, a copy of which is attached hereto as Exhibit "B." Following a discussion, Director Allen moved that the Board (i) approve the Bookkeeper's Report; and (ii) authorize payment of invoices. Director Pierce seconded said motion, which carried unanimously.

7. Date for the Next Meeting. Mr. Martin stated that the next meeting is scheduled for May 14, 2025. Upon motion duly made by Director Pierce, and seconded by Director Allen, the Board scheduled the next meeting for Wednesday, May 14, 2025 at 1:00 p.m., or until further call.

There being no further business to conduct, Director Allen moved that the meeting be adjourned at 1:22 p.m. Director Pierce seconded said motion, which carried unanimously. The Board adjourned until further call.

(EXECUTION PAGE FOLLOWS)

APPROVED AND ADOPTED this 14th day of May, 2025.



(DISTRICT SEAL)

*Michael Trabulsi*

Secretary, Board of Directors

LIST OF EXHIBITS

Exhibit "A" – Engineering Report

Exhibit "B" – Bookkeeping Report