

MINUTES OF MEETING  
OF THE  
BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF COLLIN §

LAKEHAVEN MUNICIPAL UTILITY DISTRICT OF COLLIN COUNTY §

The Board of Directors (the "Board") of Lakehaven Municipal Utility District of Collin County (the "District") met in regular session, open to the public, on Wednesday, April 9, 2025, at 12:00 noon, at 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:

|                 |                     |
|-----------------|---------------------|
| Dean Dumke      | President           |
| Andrew Prine    | Vice President      |
| Guymon Phillips | Secretary           |
| Stephen Pepper  | Assistant Secretary |
| Daniella Giglio | Assistant Secretary |

All members of the Board were present, thus constituting a quorum. Also present were: Mr. Brian Hunnicutt and Mr. Jimmy Caracheo of Green Brick Partners, Inc., developers and landowners in the District; Mr. Bryan Moody, Ms. Stephanie White, and Ms. Rosana Khounsinvong of Kimley-Horn & Associates; Inc., the District's Engineers; Ms. Stefani Chastain and Ms. April Little of Dye & Toverly LLC, the District's Bookkeepers; Mr. Luisenrique Aranda-Beyer of Robert W. Baird & Co., the District's Financial Advisors; and Mr. Darsey Norton, Attorney, and Ms. Melisa Montague, Paralegal, of Winstead PC, the District's Attorneys.

1. Call to Order. The meeting was called to order at 12:02 p.m.
2. Public Communication and Comment. The Board opened the meeting to public comment. Hearing none, Director Dumke moved that the Board close the public communication and comment session of the meeting. Director Giglio seconded said motion, which carried unanimously.
3. Minutes of March 12, 2025 Board of Directors Meeting. Following a discussion, Director Phillips moved that the Board approve the minutes of the March 12, 2025 meeting. Director Pepper seconded said motion, which carried unanimously.
4. Hear Financial Advisor's Report. Mr. Aranda-Beyer then reported that the District's expedited utility bond application was close to submittal. He noted that the proposed schedule for the sale of the 2025 Utility Bonds in conjunction with the 2025 Road Bonds was to adopt the Preliminary Official Statement in July, hold the sale in August, and close on the bonds in September. No action was required on the report.

5. Engineer's Report. Mr. Moody presented to and reviewed with the Board copies of an Engineer's Report, a copy of which is attached hereto as Exhibit "A." He then updated the Board on the general overview on the ongoing construction within the Lakehaven subdivision.

Then Mr. Moody presented to and reviewed with the Board copies of the following Pay Applications and Change Orders:

Lakehaven, Phase 5, Clearing and Grading – Hammett Excavation, Inc. Change Order No. 1 in the amount of \$15,537.00 for an additional six-inch water pump.

Lakehaven, Phase 5, Clearing and Grading – Hammett Excavation, Inc. Pay Application No. 8 in the amount of \$44,325.00.

Lakehaven, Phase 5, Water, Sewer, and Storm Sewer – KCK Utility Construction, Inc. Pay Application No. 10 in the amount of \$671,871.02.

Lakehaven, Phase 5, Paving, Signage and Lighting – Chris Harp Construction. Pay Applications Nos. 4 and 5 in the amounts of \$30,349.08 and \$212,222.16, respectively.

Lakehaven, Phase 6, Clearing and Grading – Hammett Excavation, Inc. Change Order No. 1 in the amount of \$37,079.56 for hauling dirt from Lakehaven, Phase 7.

Lakehaven, Phase 6, Water, Sanitary Sewer and Storm Sewer Improvements – KCK Utility Construction, Inc. Pay Application No. 3 in the amount of \$632,185.56.

Lakehaven, Phase 7 (in combination with Phase 8), Clearing and Grading – Hammett Excavation, Inc. Change Order No. 1 in the amount of \$80,594.40 for clay swelling adjustments and to excavate and export to the Lakehaven, Phase 5 pond.

Lakehaven, Phase 7, Water, Sanitary Sewer and Storm Sewer Improvements – KCK Utility Construction, Inc. Pay Application No. 6 in the amount of \$34,312.50.

Certificate of Completion and Final Acceptance of Lakehaven, Phase 5. Mr. Moody stated that the certificate of completion had been issued but the final walk-through to assess any necessary minor items to be repaired was schedule.

Street Sign Maintenance/Repairs. Mr. Moody noted that many street signs and traffic signs had been blown down in the recent high winds, and he requested approval to repair the signs as needed.

Utility Bond Application – Use of Surplus Funds. Ms. White then stated that the surplus funds that the District had previously requested to be sent as an application to the Texas Commission on Environmental Quality for approval has been incorporated into the 2025 Utility Bond Application.

Following a discussion, Director Giglio moved that the Board (i) accept the Engineer's Report and all items listed therein as recommended by the District's Engineer. Director Pepper seconded said motion, which carried unanimously.

6. Developer's Report. Mr. Hunnicutt then discussed the status of development within the District. He reported that the lift station should be completed soon and that lots in Lakehaven, Phase 8, should be ready for delivery in June. Then he reported that in Lakehaven, Phase 6, there would be a fourth quarter lot delivery. Mr. Hunnicutt stated that for Lakehaven, Phase 8 the developer is pushing for paving acceptance in late June. He stated that the big pond, including the dock, and the trail should be completed by late spring or early summer. No formal action was taken on the Developer's Report.

7. Master Service Agreement for Landscape Maintenance with Lakehaven Homeowners' Association. Ms. Norton then presented with Master Service Agreement for Landscape Maintenance with the Lakehaven Homeowners' Association (the "HOA"). She stated that the District would reimburse the HOA for the maintenance of the open spaces and drainage facilities. Upon a motion made by Director Pepper and seconded by Director Prine, the Board voted unanimously to approve the agreement, subject to final revisions by the District's Attorney.


8. Bookkeeper's Report. Ms. Chastain presented to and reviewed with the Board copies of a Bookkeeper's Report, a copy of which is attached hereto as Exhibit "B." She noted that she had voided the check to Provident Realty Advisors for \$3,919.90 because PRA never followed up on where they would like for the check to be sent. Following a discussion, Director Giglio moved that the Board (i) approve the Bookkeeper's Report; and (ii) authorize payment of invoices. Director Phillips seconded said motion, which carried unanimously.

9. Date for Next Meeting. Upon motion duly made by Director Pepper, and seconded by Director Giglio, the Board scheduled the next meeting for at 12:00 p.m. on Wednesday, May 14, 2025, or until further call. Director Phillips noted that he would be unable to attend on that date.

There being no further business to conduct, Director Dumke moved that the meeting be adjourned, which motion was seconded by Director Giglio, and unanimously approved, and the Board adjourned at 12:28 p.m.

(EXECUTION PAGE FOLLOWS)

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

  
Asst. Secretary, Board of Directors

(DISTRICT SEAL)



LIST OF EXHIBITS

Exhibit "A" – Engineering Report

Exhibit "B" - Bookkeeping Report