

MINUTES OF THE MEETING
OF THE
BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF DENTON §

SMILEY ROAD WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2 §

The Board of Directors (the "Board") of Smiley Road Water Control and Improvement District No. 2 (also sometimes referred to herein as the "District") met in special session, open to the public, at 2595 Dallas Parkway, Suite 101, Frisco, Texas 75034, an office outside the boundaries of the District, on Tuesday, April 15, 2025, at 8:00 a.m., and the roll was called of the members of the Board to-wit:

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Julie Fernandez	President
Linda Baker	Vice President
Britt Dean	Secretary
Lawrence A. Cates	Assistant Secretary
John R. Teltschik	Assistant Secretary

All members of the Board were present at the commencement of the meeting with the exception of Director Cates. All Directors present voted on all agenda items that came before the Board. Also present were Mr. Scott Norris; Ms. McKenna Gaddis, P.E., Mr. Bryant Caswell, P.E., Mr. Adam Claycomb and Mr. Jason Frey, P.E. of BGE, Inc.; Ms. Brandi Galindo and Ms. Christal Olson of Dye & Toverly, LLC, the District's Bookkeeper; and Ms. Sarah Landiak, attorney, Ms. Darsey Norton, attorney, and Ms. Genny Lutzell, Paralegal, of Winstead PC.

1. Call to Order. The meeting was called to order at 8:20 a.m., and evidence was presented that public notice of such meeting had been given as required by law.

2. Public Comments and Communications. After noting that there were no members of the public present at the meeting, Director Teltschik moved that the Board close the public comment session of the agenda. Director Fernandez seconded said motion, which carried unanimously.

3. Minutes of February 18, 2025 Board Meeting. Following a discussion, Director Fernandez moved that the Board approve the Minutes of the February 18, 2025 Board of Directors meeting, as presented. Director Baker seconded said motion, which carried unanimously.

4. Engineer's Report. Mr. Caswell reported that Mr. Frey will manage engineering items related to land development. District Consultants discussed methods to coordinate future communication with the Board to approve and/or award construction contracts and related pay applications and change orders. The Board next reviewed the Engineer's Report prepared by BGE,

a copy of which is attached hereto as Exhibit "A". Next, Mr. Frey provided construction status updates for Green Meadows Five Infrastructure Projects noting completion of certain projects by Mario Sinacola & Sons Excavating, Inc. The Board reviewed correspondence from Kimley Horn regarding contract awards for Grand Oaks at Green Meadows as reflected in the report.

Following a discussion, Director Dean moved that the Board (i) approve the Engineer's Report; (ii) authorize advertisement of bids for Tract 5 Utility and Paving Improvements; (iii) authorize advertisement of bids for Trade 3A and Carey Road Phase 2 Utility Improvements; (iv) ratify and approve award of contracts for Green Meadows Tract 10 grading improvements to De Leon Excavating (second lowest bidder) on behalf of P.H. Holdings for Tract 5 in the amount of \$1,781,945, and K. Hovnanian – DFW, LLC for Tract 3A and Carey Road Phase 2 in the amount of \$1,553,017.85. Next, the Board reviewed Pay Application No. 5 in the amount of \$2,181,125.70, and Pay Application No. 6 from Mario Sinacola & Sons, Excavating, Inc. pursuant to the Green Meadows Five Infrastructure Projects Contract. Director Fernandez seconded said motion, which carried unanimously.

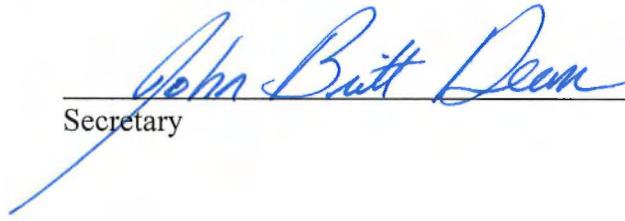
5. Developer's Report. The Board received an update regarding Public Improvement District Bond issuance and rules governing public bidding. Next, the Board reviewed drone footage of construction and developments currently underway within the Green Meadows Community. No formal action was taken by the Board.

6. Bookkeeper's Report. Ms. Galindo 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 Teltschik moved that the Board: (i) approve the Bookkeeper's Report as presented; and (ii) authorize payment of bills presented by checks drawn on the District's accounts as listed thereon. Director Dean seconded said motion, which carried unanimously.

There being no further business to conduct, Director Teltschik moved that the meeting be adjourned at 9:07 a.m. Director Fernandez seconded said motion, which carried unanimously. The Board adjourned until further call.

(Signature Page Follows)

APPROVED AND ADOPTED this 20th day of May, 2025.


Secretary

