

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

THE STATE OF TEXAS §

COUNTY OF COLLIN §

NORTH PARKWAY MUNICIPAL MANAGEMENT DISTRICT NO. 1 §

The Board of Directors (the “Board”) of North Parkway Municipal Management District No. 1 (the “District”) met in regular session, open to the public, on Monday, April 21, 2025, at 1800 Valley View Lane, Suite 300, Farmers Branch, Texas 75234, an official meeting place outside the boundaries of the District, for which notice was given as required by Chapter 551, Texas Government Code, and Chapter 49, Texas Water Code.

The roll was called of the members of the Board to-wit:

Steve Mitchell	President
Mike Regan	Vice President
Robert Klarer	Secretary
James Rose	Assistant Secretary
Ronald Sorenson	Assistant Secretary

All members of the Board were present at the commencement of the meeting. Others in attendance were: Mr. Greg Leveling, a member of the public; Mr. Jim Knight of KFM Engineering & Design; Mr. Kathleen Martinez of Dye & Toverly, LLC (“D&T”); Mr. Ryan Hafner, attorney and Ms. Genny Lutzel, paralegal of Winstead PC.

The following were present by audio conference: Mr. Michael Libera, Mr. John Stumpf, Ms. Chris Lane and Ms. April Yaeger of SAMCO Capital Markets, Inc. (“SAMCO”); and Mr. Abdi Yassin of Municap, Inc.

1. The meeting was called to order at 1:06 p.m. The Board called for public communication and comments. Hearing none, Director Regan moved that the Board close the public comment session of the meeting. Director Rose seconded said motion, which carried unanimously.

2. Consideration was given to the review and approval of the Minutes of the Board of Directors meeting held on March 17, 2025. Following a discussion, Director Klarer moved that the Board approve the minutes as transcribed. Director Regan seconded said motion, which carried unanimously.

3. Consideration was next given to a report from the financial advisor. Mr. Libera summarized the status of a request to Collin Central Appraisal District relative to an estimate of values for the single family defined area. No formal action was taken by the Board.

4. Consideration was next given to a report from Municap, Inc. Mr. Yassin had no formal report to review, noting that updates will be presented to the Board in July or August, 2025.

5. Consideration was next given to the developer's report. No formal action was taken by the Board.

6. Consideration was next given to the Engineer's Report. Mr. Knight reviewed said report with the Board, a copy of which is attached hereto as Exhibit "A". He then reviewed Change Order No. 2 for \$-14,507.82 from EII Under JV for utility improvements at The Bluffs at Legacy Hills, Phases 1A and 1B; and Pay Application No. 8 for \$266,236.50 from RPMxConstruction LLC for paving improvements at Pulte at Legacy Hills Phase 1B. Following a discussion, Director Regan moved that the Board approve the engineer's report, pay applications and change orders as presented. Director Klarer seconded said motion, which carried unanimously.

Mr. Hafner next presented to and reviewed with the Board copies of the following certifications for payment: (i) Phase #1B Developer Improvements Account - \$31,308.45; (ii) Major Improvements Account - \$1,399,112.29; and (iii) Major Improvements Account - \$130,654.55. Following a discussion, Director Regan moved that the Board approve said requisitions, as presented. Director Klarer seconded said motion, which carried unanimously.

7. Consideration was next given to the bookkeeper's report. Ms. Martinez reviewed with the Board copies of a bookkeeper report prepared by D&T, a copy of which is attached hereto as Exhibit "B". Following a discussion, Director Regan moved that the Board approve the bookkeeping report and authorize payment of bills. Director Klarer seconded said motion, which carried unanimously.

8. Consideration was next given to the next board meeting date. Upon motion duly made, seconded and unanimously carried, the Board set the next meeting date for Monday, May 19, 2025 at 1:00 p.m.

There being no further business before the Board, the meeting adjourned at 1:27 p.m.

[SIGNATURE PAGE FOLLOWS]

APPROVED AND ADOPTED this 19th day of May, 2025.



Rob Klarer, Secretary
North Parkway Municipal Management District No. 1

