

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

THE STATE OF TEXAS §

COUNTY OF HENDERSON §

LAKE VIEW MANAGEMENT AND DEVELOPMENT DISTRICT §

The Board of Directors (the “Board”) of Lake View Management and Development District (the “District”) met in special session, open to the public, on Wednesday, January 15, 2025 at 2:00 p.m. at 3899 Maple Avenue, Suite 300, Dallas, Texas 75201, a location outside the boundaries of the District. The roll was called of the members of the Board to-wit:

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| Thomas Burleson | President |
| Neal Sleeper | Vice President |
| Alan Naul | Secretary |
| Christopher Kelsey | Director/Assistant Secretary |
| Gary Reaves | Director |

All members of the Board were present at the commencement of the meeting with the exception of Director Reaves and Director Kelsey. Also present were: Mr. Levi Wild of Wild Land Development Consulting, LLC; Mr. Guymon Phillips and Ms. Nancy Phillips of Team Phillips, Inc.; Mr. Jim Knight of KFM Engineering & Design; Mr. Greg Dick, General Manager; Mr. Mark Spahlinger, Fire Chief of Long Cove Fire Department, Mr. Jason Cork of Arcadia Water; Ms. Kathleen Martinez of Dye & Toverly, LLC; and Ms. Sarah Landiak and Ms. Genny Lutzel, paralegal each with Winstead PC.

1. The meeting was called to order at 2:14 p.m., and evidence was presented that public notice of such meeting had been given as required by law.

2. The Board opened the meeting to public comments. Hearing none, Director Sleeper moved to close the public comment session of the meeting. Director Naul seconded said motion, which carried unanimously.

3. Consideration was next given to the review and approval of the December 11, 2024 Board of Directors meeting. Following a discussion, Director Naul moved that the Board approve the minutes as transcribed. Director Sleeper seconded said motion, which carried unanimously.

4. Consideration was next given to the developer/general manager update. No updates were heard.

5. Consideration was next given to the Operator’s report. Mr. Cork reviewed copies of an Operations Report prepared by Arcadia Water Management, a copy of which is attached hereto as Exhibit “A”. No formal action was taken by the Board.

6. Consideration was next given to the fire department report. Mr. Dick updated the Board on services provided by the department to extinguish a fire at a single-family home within the District on December 23, 2024. No formal action was taken by the Board.

7. Consideration was next given to the engineer's report, a copy of which is attached hereto as Exhibit "B". Mr. Phillips provided an updated on the status of a leak at the new pressure tank, noting that repairs are currently underway. The completion letter and effective date of the maintenance bond will be issued upon conclusion of the repair work.

Next, the Board reviewed Pay Application No. 8 from A and V Water for retainage in the amount of \$61,341.22. Payment for retainage is pending completion of repair work.

Finally, Mr. Phillips presented notice of retirement as the District's engineer effective January 31, 2025. He thanked the Board for the privilege of serving the District, and the Board expressed appreciation for services provided by Team Phillips.

Following a discussion, Director Sleeper moved that the Board (i) accept the engineer's report; (ii) accept the notice of resignation from Team Phillips effective January 31, 2025; and (iii) approve Pay Application No. 8 as presented. Director Naul seconded said motion, which carried unanimously.

8. Consideration was next given to the review and approval of engineering services agreement with KFM Engineering & Design, a copy of which is attached hereto as Exhibit "C". The Board recognized Mr. Knight who provided the Board with a summary of his background and expertise with providing professional engineering services for Districts. Following a discussion, Director Sleeper moved that the Board approve said agreement, pending approval of further review by District Counsel. Director Naul seconded said motion, which carried unanimously.

9. Consideration was next given to the review and approval of a bookkeeper report, a copy of which is attached hereto as Exhibit "D". Following a discussion, Director Naul moved that the Board approve the bookkeeper's report, and authorize disbursement of checks. Director Sleeper seconded said motion, which carried unanimously.

10. The Board deferred consideration of the review and approval of insurance policy renewal.

11. Consideration was next given to the review and approval of a Resolution Designating Depositories and Establishing Investment Account for Deposit of Funds. Ms. Martinez reviewed the proposed updates to financial institutions with the Board. Ms. Landiak reviewed the Resolution with the Board, a copy of which is attached hereto as Exhibit "E". Following a discussion, Director Sleeper moved that the Board adopt said resolution. Director Naul seconded said motion, which carried unanimously.

12. Consideration was next given to review of the current District Investment Policy. Mr. Landiak reviewed an Amended Order Adopting an Investment Policy and Appointing an Investment Officer with the Board, a copy of which is attached hereto as Exhibit "F". Following a discussion, Director Naul moved that the Board approve said Order as presented. Director Sleeper seconded said motion, which carried unanimously.

There being no further business to conduct, Director Sleeper moved that the Board adjourn at 2:49 p.m. Director Naul seconded said motion, which carried unanimously.



Secretary

