

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, June 11, 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 with the exception of Directors Trabulsi and Pierce, thus constituting a quorum. Also present were: Ms. April Little of Dye & Toverly LLC, the District's Bookkeepers; Ms. Stephanie White of Kimley-Horn & Associates, Inc.; Mr. Brian Hunnicutt and Mr. Jimmy Caracheo of Green Brick Partners, Inc., developers of the land in the District; and Ms. Darsey Norton, Attorney, and Ms. Melisa Montague, Paralegal, of Winstead PC, the District's Attorneys.

The meeting was called to order at 1:01 p.m.

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

2. Minutes of May 14, 2025 Board of Directors Meeting. Following a discussion, Director John moved that the Board approve the minutes of the May 14, 2025 meeting. Director Allen 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, noting that the rough grading for the clearing and mass grading of Sunset Ranch, Phase 1, 2A, and 2B was complete. Ms. White then reported that construction was underway on Sunset Ranch, Phase Utilities, the Offsite Force Main, and the Lift Station.

Ms. White then presented Change Order No. 1 for the clearing and mass grading contract to Hammett Excavation, Inc. in the amount of \$126,960.00, Pay Estimate No. 7 for the lift station contract to Rey-Mar Construction, LLC in the amount of \$77,616.00, Pay Estimate No. 4 for the utilities for Sunset Ranch, Phase 1 contract to Blue Star Utilities, LLC in the amount of \$697,094.82, and Change Order No. 1 in the lesser amount of \$89,889.10. 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. Hunnicutt then report that the lift station should be completed soon with acceptance by Mustang Special Utility District soon after. He noted that he expected that the lots in Sunset Ranch, Phase 1 would be delivered to the homebuilders in late October or early November 2025. Mr. Hunnicutt then stated that it was expected that the Amenity Center should be completed by the end of summer or early fall. No formal action was taken on the Developer's Report.

6. Bookkeeper's Report. Ms. Little 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 John seconded said motion, which carried unanimously.

7. Tax Collection Services Agreement with Grayson County. The Board then discussed a Tax Collection Services Agreement with Grayson County. Ms. Norton noted that since the District will be setting a tax rate for the first time this year, this contract is necessary for the collection of the District's taxes. Director Allen moved that the Board approve the agreement as presented. Director John seconded said motion, which carried unanimously.

8. Amended Order Designating Offices Outside of the District. The Board next considered an Amended Order Designating Offices Outside the District. Ms. Norton noted that the District is required to designate office and meeting locations pursuant to Texas Water Code Section 49.062. She noted that the location of the boardroom of Kimley-Horn & Associates, Inc. need to be added and that the Board should adopt the amended order to accept that new location. Following a discussion, Director Allen moved that the Board (a) authorize office locations on behalf of the District as described in the Order; (ii) adopt the Order as presented; and (c) authorize publication of said Notice, as required. Director Lara seconded said motion, which carried unanimously.

9. Date for the Next Meeting. Ms. Landiak stated that the next meeting is scheduled for July 9, 2025. Upon motion duly made by Director Pierce, and seconded by Director Allen, the Board scheduled the next meeting for Wednesday, July 9, 2025 at 1:00 p.m., or until further call.

There being no further business to conduct, Director John moved that the meeting be adjourned at 1:07 p.m. Director Pierce seconded said motion, which carried unanimously. The Board adjourned until further call.

(EXECUTION PAGE FOLLOWS)

APPROVED AND ADOPTED this 9th day of July, 2025.



(DISTRICT SEAL)

*Michael Trabuki*

Secretary, Board of Directors

LIST OF EXHIBITS

Exhibit "A" – Engineering Report

Exhibit "B" – Bookkeeping Report