

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, June 11, 2025, at 12:00 p.m., at 13455 Noel Road, Two Galleria Office Tower, Dallas, Texas 75240 (7th 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, with the exception of Director Phillips, 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 and Ms. Rosana Khounsinvong of Kimley-Horn & Associates; Inc., the District's Engineers; Ms. April Little of Dye & Toverly LLC, the District's Bookkeepers; and Ms. 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 May 14, 2025 Board of Directors Meeting. Following a discussion, Director Prine moved that the Board approve the minutes of the May 14, 2025 meeting. Director Pepper seconded said motion, which carried unanimously.
4. Supplemental Agreed-Upon Procedures Report. The Board then discussed the Supplemental Agreed-Upon Procedures Report for reimbursement from the District's Series 2024 Utility Bonds (the "AUP Report"). Ms. Norton noted that while reviewing the District's records for the AUP Report, the Auditor found that there was \$3,920.00 owed to PRA Investments, Ltd. ("PRA"). She stated that the District did not have a reimbursement agreement with PRA but had

recently signed a letter agreement regarding the reimbursement amount. After discussion and on upon a motion duly made by Director Prine and seconded by Director Dumke, the Board voted unanimously to approve the AUP Report as presented. A copy of the AUP Report is attached hereto as Exhibit "A".

5. Hear Financial Advisor's Report. No report was given.

6. 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 "B". 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 6, Water, Sanitary Sewer and Storm Sewer Improvements – KCK Utility Construction, Inc. Pay Application No. 4 in the amount of \$14,697.00.

Lakehaven, Phase 7, Paving, Signage and Lighting – Chris Harp Construction. Change Order No. 2 in the amount of \$272,280.40 for addition of the Wastewater Treatment Plant concrete roadway.

Lakehaven, Phase 7, Paving, Signage and Lighting – Chris Harp Construction. Pay Application No. 1 in the amount of \$172,825.02.

Lakehaven, Phase 8, Water, Sanitary Sewer and Storm Sewer Improvements – KCK Utility Construction, Inc. Pay Application No. 4 in the amount of \$113,377.49.

Farmersville WWTP No. 3, Phase 2, 0.50 MGD Concrete – BAR Constructors, Inc. Pay Application No. 6 in the amount of \$49,180.98.

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 Dumke seconded said motion, which carried unanimously.

7. Developer's Report. Mr. Hunnicutt then discussed the status of development within the District. He reported that the lift station to serve Lakehaven, Phase 5 was substantially complete and that they were waiting on acceptance by the City of Farmersville. He then reported that for Lakehaven Phase 8, the contractor was completing franchise utility and that for Phases 6 and 7, the paving should be completed in October or November 2025. was complete but that now the big pond and trail will need to be completed. Mr. Hunnicutt stated that with the Wastewater Treatment Plant, the second phase should be accepted by the third quarter of 2025. He noted that the next phase of the Wastewater Treatment Plant would most likely begin in 2027 when there is necessary need for additional capacity. No formal action was taken on the Developer's Report.

8. Bookkeeper's Report. Ms. Little presented to and reviewed with the Board copies of a Bookkeeper's Report, a copy of which is attached hereto as Exhibit "C". She then presented the budgets for the fiscal year ending June 30, 2026, copies of which are attached as Exhibit "D". Following a discussion, Director Dumke moved that the Board (i) approve the Bookkeeper's Report; (ii) authorize payment of invoices; and (iii) the budgets for the fiscal year ending June 30, 2026. Director Pepper seconded said motion, which carried unanimously.

9. 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 Dumke 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 Giglio seconded said motion, which carried unanimously.

10. 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, July 9, 2025, or until further call.

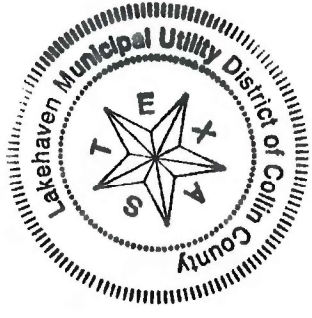
There being no further business to conduct, Director Dumke moved that the meeting be adjourned, which motion was seconded by Director Giglio, and unanimously approved, and the Board adjourned at 12:16 p.m.

(EXECUTION PAGE FOLLOWS)

APPROVED AND ADOPTED this <sup>8th</sup> ~~11th~~ day of <sup>July</sup> ~~June~~, 2025.

  
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Secretary, Board of Directors

(DISTRICT SEAL)



LIST OF EXHIBITS

Exhibit "A" - Supplemental Agreed-Upon Procedures Report for reimbursement from the District's Series 2024 Utility Bonds

Exhibit "B" – Engineering Report

Exhibit "C" - Bookkeeping Report

Exhibit "D" – Budgets for the Fiscal Year Ending June 30, 2026