

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, March 12, 2025, at the offices of Kimley-Horn & Associates, Inc., 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:

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, thus constituting a quorum. Also present were: Ms. Stephanie White of Kimley-Horn & Associates; Inc., the District's Engineers; Ms. Stefani Chastain of Dye & Toverly LLC, the District's Bookkeepers; Mr. Phil Janco of Green Brick Partners, Inc., developers and landowners in the District; Stephanie White of Kimley-Horn & Associates, Inc.; Ms. Darsey Norton, Attorney, and Ms. Melisa Montague, Paralegal, of Winstead PC, the District's Attorneys.

The meeting was called to order at 1:05 p.m.

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

2. Appoint Director; Accept Oath of Office and Statement of Director. Ms. Norton reminded the Board that Director Hatley's resignation created a vacancy on the Board. She noted that Mr. Trabulsi is qualified to be on the Board. Following a brief discussion and upon motion by Director Allen, seconded by Director Pierce and unanimously carried, the Board adopted an Order Appointing Director Trabulsi. It was noted that Director Trabulsi had executed a Statement of Officer form and Oath of Office prior to the meeting.

3. District Registration Form. Ms. Norton noted that whenever a director or consultant changes, the District was required to submit a revised District Registration Form to the Texas Commission on Environmental Quality. Upon motion by Director Allen, seconded by Director Pierce and unanimously carried, the Board authorized the submittal of the revised District Registration Form.

4. Minutes of February 12, 2025 Board of Directors Meeting. Following a discussion, Director Allen moved that the Board approve the minutes of the February 12, 2025 meeting. Director Pierce seconded said motion, which carried unanimously.

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

6. 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. Mr. White then presented Pay Estimate No. 4 for the lift station contract to Rey-Mar Construction, LLC in the amount of \$237,555.00, and Pay Estimate No. 1 for utilities to serve Sunset Ranch, Phase 1 in the amount of \$419,098.86. 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.

7. Developer's Report. Mr. Janco the noted that only one remaining easement for the offsite force main construction project has been unobtained. He noted that the construction would begin once the easement acquisition is finalized and plans are approved. No formal action was taken on the Developer's Report.

8. Bookkeeper's Report. Ms. Chastain 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 Pierce seconded said motion, which carried unanimously.

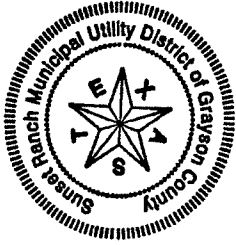
9. Condemnation of Sanitary Sewer Easements. Mr. Janco stated that Special Commissioners still need to be appointed for a condemnation hearing.

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

There being no further business to conduct, Director Allen moved that the meeting be adjourned at 1:18 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 April, 2025.




Secretary, Board of Directors

(DISTRICT SEAL)