

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

STATE OF TEXAS §  
COUNTY OF DENTON §  
SMILEY ROAD WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 §

The Board of Directors (the “Board”) of Smiley Road Water Control and Improvement District No. 1 (“SRWCID No. 1” or the “District”) met in regular session, open to the public, at 2595 Dallas Parkway, Suite 101, Frisco, Texas 75034, an office outside the boundaries of the District, on Wednesday, May 21, 2025, at 12:00 noon, and the roll was called of the members of the Board, to-wit:

Shane Jordan	President
Michael Cummings	Vice President
James Robert Douglas, III	Secretary
Hal Watson	Assistant Secretary
Michelle Crossland Meeks	Treasurer/Assistant Secretary

All members of the Board were present at the commencement of the meeting with the exception of Director Meeks who arrived later, as noted. Others in attendance were: Mr. Scott Norris and Mr. Will McLaughlin representing the developer; Mr. Bryant Caswell, P.E. and Ms. McKenna Gaddis, P.E. of BGE Inc.; Ms. April Little of Dye & Tovery LLC; Ms. Sarah Landiak attorney, Ms. Darsey Norton, attorney, and Ms. Genny Lutzel, paralegal with Winstead PC.

1. Call to Order. The meeting was called to order at 12:01 pm.
2. Public Communication and Comment. Ms. Norton opened the meeting for public communication and comment. Hearing none, Director Cummings moved that the Board close the public communication and comment session of the meeting. Director Douglas seconded said motion, which carried unanimously.

Director Meeks entered the meeting at this time.

3. Minutes of April 16, 2025 Board of Directors Meeting. Following a discussion, Director Jordan moved that the Board approve the Minutes of the April 16, 2025 Board meeting. Director Douglas seconded said motion, which carried unanimously.

4. Engineer’s Report. Ms. Gaddis presented to and reviewed with the Board copies of an Engineer’s Report prepared by BGE, Inc., a copy of which is attached hereto as Exhibit “A”. She then reported that paving improvements in Phase 2B is somewhat delayed due to scheduling conflicts with Mario Sinacola & Sons, Excavating, Inc. Next, Ms. Gaddis reviewed Pay Application No. 2 from KIK Underground, LLC in the amount of \$900,014.27 for utility

improvements in Green Meadows Phase 2B. Next, the Board review Pay Application No. 17 from Mario Sinacola & Sons Excavating, Inc. in the amount of \$263,974.98 for grading improvements in Green Meadows Phase 2. Following a discussion, Director Douglas moved that the Board approve the engineer's report and both pay applications as presented. Director Cummings seconded said motion, which carried unanimously.

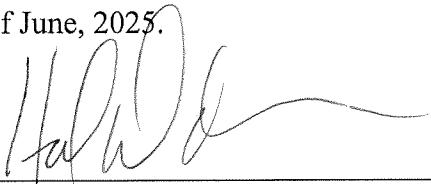
5. Developer Report. Mr. Norris provided an update to the Board regarding construction of single-family homes. Next, the Board reviewed drone footage of construction and development within the District. Mr. Norris next summarized the status of certain joint infrastructure projects within the District. Finally, Mr. Norris provided an overview of eleven projects to be completed within 900 acres of land. No formal action was taken by the Board.

6. Bookkeeper's Report. Ms. Little reviewed with the Board copies of a Bookkeeper's Report, a copy of which is attached hereto as Exhibit "B". Following a discussion, Director Jordan moved that the Board approve the bookkeeper's report, and authorize disbursements listed thereon. Director Cummings seconded said motion, which carried unanimously.

7. Interlocal Cooperation Agreement for Tax Collections with Denton County, Texas. Ms. Norton presented to and reviewed said Agreement with the Board, noting the proposed increase for per-parcel fees to \$1.41 from \$1.00 per parcel. Following a discussion, Director Jordan moved that the Board approve said Agreement as presented, and authorize execution of same by the Board President and Secretary. Director Cummings seconded said motion, which carried unanimously.

8. There being no further business to conduct, the meeting was adjourned at 12:15 p.m., and until further call.

APPROVED AND ADOPTED this 18th day of June, 2025.



AB55 Secretary

