

MINUTES OF THE ORGANIZATIONAL MEETING  
OF THE BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF COLLIN §

HONEY CREEK MUNICIPAL MANAGEMENT DISTRICT NO. 1 OF COLLIN COUNTY §

The temporary Board of Directors (the "Board") of Honey Creek Municipal Management District No. 1 of Collin County (the "District") met in organizational meeting at 12:00 p.m. on Friday, April 24, 2025, at the intersection of FM 543 and County Road 201, McKinney, Texas 75071, inside the boundaries of the District, and the roll was called of the members of the Board to-wit:

Ricardo Soto  
Rafael Parker  
Hector Alba  
Laura Santos

All members of the Board were present, with the exception of Director Santos, at the commencement of the meeting, thus constituting a quorum. Also present were: Mr. Ryan Hafner, Attorney, and Ms. Melisa Montague, Paralegal, of Winstead PC; Ms. Debbie Trautmann and Ms. Marli Bagby of Dye & Toverly, LLC; and Mr. Zach Chadim of Republic Property Group and Mr. Levi Wild of Wild Land Development Consulting, LLC, representing the landowners and developers of the District.

The meeting was called to order at 12:47 p.m.

1. Mr. Hafner then noted that the meeting is the District's first meeting since the adoption of an Order Granting Petition for Creation of Honey Creek Municipal Management District No. 1 of Collin County and appointment of temporary directors by the Texas Commission on Environmental Quality (the "Commission") on September 30, 2024.

2. Mr. Wild then discussed the development in the District. He noted that the subdivision would be called Wildwood, and he reviewed the concept plan for the development. No action was taken on the report.

3. Consideration was next given to the administration of Statement of Officer Forms, and Oaths of Office to Directors. Mr. Hafner confirmed that the temporary Directors in attendance have executed their respective Statement of Officer and Oath of Office forms. Next, consideration was given to government training requirements pursuant to Chapter 551 of the Texas Government Code. Mr. Hafner stated that members of the Board are subject to the Open Meetings Act, and the Public Information Act, and will be required to participate in an educational training session provided through the Texas Attorney General's office. Finally, he stated that instructions for completion of same would be distributed to all members of the Board. Following a discussion,

Director Soto moved that the Board accept the Statement of Officer and Oath of Office forms. Director Alba seconded said motion, which carried unanimously.

4. Consideration was next given to the review of Conflict of Interest Questionnaire form for Local Government Officials. Mr. Hafner discussed the purpose of said questionnaire, noting instructions for completion of same, if applicable, to comply with Chapter 176 of the Texas Government Code. No formal action was taken by the Board.

5. Consideration was next given to the election of officers. Following a discussion and motion by Director Soto, seconded by Director Alba and unanimously carried, the following slate of officers was elected:

Ricardo Soto	President
Rafael Parker	Vice President
Hector Alba	Secretary
Laura Santos	Assistant Secretary
Vacant	Assistant Secretary

6. The Board then considered approval of a District Registration Form: Mr. Hafner stated that the District is subject to the Commission's requirements and that the submission of a District Registration Form is necessary to list the directors and consultants. Following a discussion, Director Soto moved that the Board approve and accept the insurance proposals as discussed. Director Alba seconded said motion, which carried unanimously.

7. Consideration was next given to the review and approval of a District Information Form. Mr. Hafner discussed the matter with the Board, noting that pursuant to Texas Water Code Section 49.455, the District is required to prepare and submit same for filing in the Real Property Records of Collin County, Texas, and with the Commission. Following a discussion, Director Soto moved that the Board (i) adopt the District Information Form, subject to final review by District counsel; and (ii) authorize District counsel to file same with the Real Property Records of Collin County, Texas, and with the Commission. Director Alba seconded said motion, which carried unanimously.

8. Consideration was next given to an insurance proposal, a copy of which is attached hereto as Exhibit "A", approval of placement of Directors and Officers liability insurance, bonds, and other insurance. Mr. Hafner informed the Board that they had secured a proposal for the bonds for the Directors and public employees (consultants of the District) and Directors and Officers liability insurance from McDonald & Wessendorff Insurance. Following a discussion, Director Soto moved that the Board approve and accept the insurance proposal as discussed. Director Alba seconded said motion, which carried unanimously.

9. Consideration was next given to the approval of an engagement letter with Winstead PC to serve as the District's general counsel and bond counsel. At this time, Mr. Hafner presented to and reviewed with the Board copies of a proposed engagement letter with Winstead PC. He reviewed the scope of services and fees related to same. Following a discussion, Director Soto moved that the Board (i) approve the engagement letter with Winstead PC to serve as the District's

general and bond counsel; and (ii) authorize the Board President to execute same. Director Alba seconded said motion, which carried unanimously.

The Board next reviewed a Resolution Approving Contingent Fee Contract related the engagement of Winstead PC. Following a discussion, Director Soto moved that the Board adopt the resolution as presented. Director Alba seconded said motion, which carried unanimously.

10. Consider was then given to an Agreement for District Consulting and Administrative Services with Municap, Inc. Mr. Hafner noted that this agreement was for the Preliminary Service and Assessment Plan and Preliminary Assessment Roll for the levy of assessments within the District. Following a discussion, Director Soto moved that the Board adopt the agreement as presented. Director Alba seconded said motion, which carried unanimously

11. Consideration was next given to the engagement of Dye & Toverly, LLC to serve as the District's bookkeeper. Ms. Trautmann presented to and reviewed with the Board copies of the proposed engagement letter prepared by Dye & Toverly, LLC. Following a discussion, Director Soto moved that the Board approve the engagement letter for bookkeeping services from Dye & Toverly, LLC. Director Alba seconded said motion, which carried unanimously.

The Board next considered the engagement of Dye & Toverly, LLC, for preparation and filing of an annual financial report on behalf of the District. Following a discussion, Director Soto moved that the Board approve the engagement of Dye & Toverly, LLC, for preparation and filing of an annual financial report on behalf of the District. Director Alba seconded said motion, which carried unanimously.

12. Consideration was next given to designating a depository bank and authorize opening of District operating accounts, and execution of required account documents, including signature cards and related bank resolutions. Ms. Trautmann discussed the matter with the Board and reviewed a Resolution Designating Depositories and Establishing District Investment Accounts for Deposit of District Funds. Following a discussion, Director Soto moved that the Board (i) authorize Dye & Toverly, LLC to designate PlainsCapital Bank as a depository bank for the District's operating account; (ii) secure all required signature cards and related banking institution resolutions as may be required; and (iii) approve the Resolution Designating Depositories and Establishing District Investment Accounts for Deposit of District Funds. Director Alba seconded said motion, which carried unanimously.

13. The Board next recognized Ms. Trautmann, who presented to and reviewed with the Board the Bookkeeper's Report, a copy of which is attached hereto as Exhibit "B". Following a discussion, Director Soto moved that the Board (i) approve the bookkeeping report; and (ii) authorize the payment of bills listed thereon. Director Alba seconded said motion, which carried unanimously.

14. Consideration was next given to the review and approval of an Agreement for the Construction of Improvements and Reimbursement of Advances by and between the District and RPG HC, LLC. Following a discussion, Director Soto moved that the Board approve said Agreement as presented. Director Alba seconded said motion, which carried unanimously.

15. Consideration was next given to the adoption of a District Seal. Mr. Hafner discussed the matter with the Board, noting that it was necessary to adopt a District Seal, circular in shape with the name of the District around a five-point star. Following a discussion, Director Soto moved that the Board (i) adopt the seal of the District; and (ii) authorize the Board Secretary, Assistant Secretary or records manager to affix said Seal to a District instrument as required. Director Alba seconded said motion, which carried unanimously.

16. The Board next considered an Order Adopting Section 49.2731 Electronic Bidding Rules. Mr. Hafner explained that the adoption of electronic bidding rules as allowed by the Texas Water Code would allow the District's engineers to accept electronic bids for construction projects. Following a discussion, Director Soto moved that the board adopt the Order as presented. Director Alba seconded said motion, which carried unanimously.

17. Consideration was next given to an Order Adopting an Investment Policy and Designating an Investment Officer. Mr. Hafner discussed the matter with the Board and proposed that the Board appoint Ms. Kerry Tovery of Dye & Tovery, LLC, bookkeepers for the District, to serve as the investment officer. Following a discussion, Director Soto moved that the Board (i) adopt the Order Adopting an Investment Policy and Designating an Investment Officer; (ii) appoint Ms. Kerry Tovery as investment officer for the District; and (iii) authorize the President to execute said Order and the Secretary to attest to same. Director Alba seconded said motion, which carried unanimously.

18. Next, the Board considered a Resolution Adopting Prevailing Wage Rate Scale for Construction Workers. Mr. Hafner stated that the prevailing wage rate is determined by the United States Department of Labor in accordance with the Davis-Bacon Act (40 U.S.C. § 276a *et seq.*) for Collin County to determine the general prevailing rate of per diem wages received by classes of workers employed within the District on projects similar to the construction projects of the District. Following a discussion, Director Soto moved that the board adopt the resolution as presented. Director Alba seconded said motion, which carried unanimously.

19. The Board next considered an Order Designating Offices Outside the District. Mr. Hafner noted that the District is required to designate office and meeting locations pursuant to Texas Water Code Section 49.062. Following a discussion, Director Soto moved that the Board (a) authorize office locations on behalf of the District as described in the Order; (ii) adopt Order as presented; and (c) authorize publication of said Notice, as required. Director Alba seconded said motion, which carried unanimously.

20. Consideration was next given to a Resolution Designating Posting Location of Meeting Notices, noting that the District is required to specify such location within the boundaries of the District pursuant to Texas Water Code Section 49.063. Following a discussion, Director Soto moved that the Board adopt the Resolution as presented. Director Alba seconded said motion, which carried unanimously.

21. Consideration was next given to an Order Adopting Code of Ethics, Travel Expense Policy, and Procedures for Selection and Review of Consultants, Policies Concerning the Use of Management Information Including the Formation of an Audit Committee, Selection of a Fiscal Year-End and Certain Other Matters. Mr. Hafner reviewed said Order and related policies with the

Board, and recommended that the Board adopt a fiscal year end at this time. Following a discussion, Director Soto moved that the Board (i) adopt the Order as presented; (ii) authorize the President to execute said Order and the Secretary to attest to same; and (iii) adopt November 30 as the District's fiscal year end. Director Alba seconded said motion, which carried unanimously.

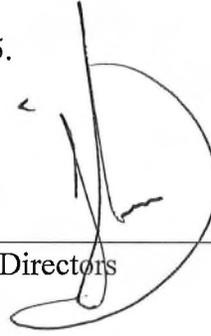
22. Consideration was next given to an Order Establishing a Records Management Program and Appointing Records Management Officer. Mr. Hafner discussed the matter with the Board, noting that Winstead PC will be responsible for the storage and maintenance of all District records, and further proposed that the Board appoint Ms. Montague, Paralegal, to serve as the records management officer. Following a discussion, Director Soto moved that the Board (i) adopt the Order Establishing a Records Management Program and Appointing Ms. Montague as Records Management Officer; (ii) authorize the President to execute said Order and the Secretary to attest to same; and (iii) authorize the filing of said Order with the Texas State Library and Archives Commission. Director Alba seconded said motion, which carried unanimously.

There being no further business to conduct, Director Soto moved that the meeting be adjourned at 12:54 p.m. Director Alba seconded said motion, which carried unanimously. The Board adjourned until further call.

(EXECUTION PAGE FOLLOWS)

APPROVED AND ADOPTED this 28<sup>th</sup> day of July, 2025.

Secretary, Board of Directors

A handwritten signature in black ink, consisting of a large, stylized letter 'D' with a vertical line through it, positioned above a horizontal line.

(DISTRICT SEAL)



THE STATE OF TEXAS

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COUNTY OF COLLIN

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HONEY CREEK MUNICIPAL MANAGEMENT DISTRICT NO. 1 OF COLLIN COUNTY §

I, the undersigned Secretary of the temporary Board of Directors of Honey Creek Municipal Management District No. 1 of Collin County, certify that the attached and foregoing is a true and correct copy of the MINUTES OF THE ORGANIZATIONAL MEETING OF THE BOARD OF DIRECTORS of the District; the original of which is on file in the District's office.

WITNESS MY HAND AND THE OFFICIAL SEAL OF THE DISTRICT this 28<sup>th</sup> day of July, 2025.

Secretary, Board of Directors

