MINUTES OF THE MEETING
OF THE
BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF DENTON §

SMILEY ROAD WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2 §

The Board of Directors (the "Board") of Smiley Road Water Control and Improvement District No. 2 (also sometimes referred to herein as the "District") met in special session, open to the public, at 2595 Dallas Parkway, Suite 101, Frisco, Texas 75034, an office outside the boundaries of the District, on Tuesday, June 17, 2025, at 8:15 a.m., and the roll was called of the members of the Board to-wit:

The roll was called of the members of the Board to-wit:

Julie Fernandez	President
Linda Baker	Vice President
Britt Dean	Secretary
Lawrence A. Cates	Assistant Secretary
Jack Sitzer	Assistant Secretary

All members of the Board were present at the commencement of the meeting with the exception of Director Baker. Also present were Mr. Scott Norris and Mr. Will McLaughlin of Land Advisors, Ltd.; Mr. Jason Frey, P.E. and Mr. Adam Claycombe, P.E. of BGE, Inc.; Ms. Brandi Galindo of Dye & Tovery, LLC, the District's Bookkeeper; Mr. David Tantlinger of Tantlinger & Associates LLC; Mr. Jack Sitzer, property owner; and Ms. Sarah Landiak, attorney, Ms. Darsey Norton, attorney, and Ms. Genny Lutzel, Paralegal, of Winstead PC.

1. Call to Order. The meeting was called to order at 8:21 a.m., and evidence was presented that public notice of such meeting had been given as required by law.

2. Public Comments and Communications. After noting that there were no members of the public present at the meeting, Director Fernandez moved that the Board close the public comment session of the agenda. Director Dean seconded said motion, which carried unanimously.

3. Appointment of Director and Confirmation of Statement of Officer and Oath of Office Forms, government training, and reorganize Board of Directors. The Board recognized Mr. Sitzer as a property owner who has expressed interest in serving as a member of the District's Board of Directors. Ms. Norton confirmed receipt of an oath of office and statement of office form. She next provided a summary of required training programs pursuant to Chapter 551 of the Texas Government Code. Following a discussion, Director Fernandez moved that the Board (i) appoint John (Jack) Sitzer to fill the Board vacancy as Assistant Secretary; and (ii) confirm receipt of statutory forms to serve as a Director. Director Cates seconded said motion, which carried unanimously.

4. Minutes of May 20, 2025 Board Meeting. Following a discussion, Director Dean moved that the Board approve the Minutes of the May 20, 2025 Board of Directors meeting, as presented. Director Fernandez seconded said motion, which carried unanimously.

5. Engineer's Report. Mr. Frey next reviewed the Engineer's Report prepared by BGE, a copy of which is attached hereto as Exhibit "A". Next, Mr. Frey provided updates on the status of construction for the Green Meadows Five Infrastructure Project as performed by Mario Sinacola & Sons Excavating, Inc. He next summarized the current status of grading work for Tracts 3A, 5, 7, 8, Phase 1 and Tract 10. Next, the Board reviewed bids received for utility improvements in Green Meadows Tract 3A and Carey Road, Phase Two. Mr. Frey reported that based upon criteria scoring and review of bid tabulations, BGE recommends that the Board award a contract for utility improvements for Green Meadows Tract 3A and Carey Phase 2 to KIK Underground, LLC ("KIK"). Mr. Frey confirmed that BGE has determined that KIK is the most qualified bidder for the project.

He next reviewed the following Pay Applications and Change Orders:

On behalf of De Leon Excavating, LLC:

(i) Change Order No. 1 for Green Meadows Tract 3A and Carey Road, Phase Two earthwork improvements in the amount of $1,200.00;

(ii) Pay Application No. 3 for Green Oaks at Green Meadows Phase 1 (Phase 10) improvement contract in the amount of $227,145.63;

(iii) Pay Application No. 1 Green Meadows Tract 3A and Carey Road Phase Two improvements contract in the amount of $143,808.12; and

(iv) Pay Application No. 1 for Green Meadows Tract 5 Improvements in the amount of $96,394.50.

On behalf of Mario Sinacola & Sons, Excavating, Inc.:

(v) Pay Application No. 8 in the amount of $3,457,627.25 for the Green Meadows Five Infrastructure Projects Contract.

Following a discussion, Director Dean moved that the Board (i) approve the Engineer's Report; (ii) authorize award of contract to KIK Underground, LLC in the amount of $1,963,983.75 pursuant to BGE's determination that KIK Underground, LLC produced the most qualified bid in accordance with Subchapter D, Chapter 2269, Texas Government Code, and subject to receipt of approved construction plans and verification of bonds and insurance; (iii) approve all pay applications and change order. Director Cates seconded said motion, which carried unanimously.

6. Developer's Report. Next, the Board reviewed drone footage of construction and development currently underway within the Green Meadows development. No formal action was taken by the Board.

7. Cost Sharing Agreement for Operation and Maintenance expenses. The Board deferred action on the matter.

8. Property Maintenance Agreement by and between homeowners' association and the District. The Board deferred action on the matter.

9. Bookkeeper's Report. Ms. Galindo 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 Fernandez moved that the Board: (i) approve the Bookkeeper's Report as presented; and (ii) authorize payment of bills presented by checks drawn on the District's accounts as listed thereon. Director Cates seconded said motion, which carried unanimously.

There being no further business to conduct, Director Dean moved that the meeting be adjourned at 8:45 a.m. Director Fernandez seconded said motion, which carried unanimously. The Board adjourned until further call.

(Signature Page Follows)

APPROVED AND ADOPTED this 15th day of July, 2025.

Secretary

(DISTRICT SEAL)