

**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, June 18, 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 Douglas. Others in attendance were: Mr. Scott Norris and Mr. Will McLaughlin representing the developer; Mr. Evan Caswell, a member of the public; Mr. David Tantlinger of Tantlinger & Associates LLC; Mr. Bryant Caswell, P.E., Ms. McKenna Gaddis, P.E., and Ms. Fareeza Rashid of BGE Inc.; Ms. April Little of Dye & Toverly LLC; Mr. Ross Martin, attorney, and Ms. Genny Lutzell, paralegal with Winstead PC.

1. Call to Order. The meeting was called to order at 12:03 pm.
2. Public Communication and Comment. Mr. Martin opened the meeting for public communication and comment. Hearing none, Director Jordan moved that the Board close the public communication and comment session of the meeting. Director Cummings seconded said motion, which carried unanimously.
3. Minutes of May 21, 2025 Board of Directors Meeting. Following a discussion, Director Jordan moved that the Board approve the Minutes of the May 21, 2025 Board meeting. Director Cummings 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”. The Board heard an update from the engineer relative to grading, utility and paving work within Green Meadows Phases 2A and 2B, noting a slight delay in progress with paving following a request from Brightland Homes. Next, Ms. Gaddis reviewed the following Pay Applications and Change Orders with the Board:

(i) Change Order No. 1 from KIK Underground, LLC in the amount of \$32,410.00 for utility improvements in Green Meadows Phase 2B;

(ii) Change Order No. 5 No. 17 from Mario Sinacola & Sons Excavating, Inc. in the amount of \$199,686.50 for grading improvements in Green Meadows Phase 2;

(iii) Pay Application No. 3 from KIK Underground, LLC in the amount of \$631,830.15 for utility improvements in Green Meadows Phase 3;

(iv) Pay Application No. 18 from Mario Sinacola & Sons Excavating, Inc. in the amount of \$256,477.18 for grading improvements in Green Meadows Phase 2.

Following a discussion, Director Cummings moved that the Board approve the engineer's report, pay applications and change orders as presented. Director Jordan seconded said motion, which carried unanimously.


5. Developer Report. Mr. Norris provided an update to the Board regarding single-family home closings within Green Meadows Phase 2A. Next, the Board heard updates regarding drainage improvements and an overview of construction underway within each of the seven pods located within the Green Meadows community. The Board reviewed updated drone footage of construction. No formal action was taken by the Board.

6. Property Maintenance Agreement. Mr. Martin discussed with the Board a proposed Property Maintenance Agreement by and between the homeowner's association and the District, noting that no action is required at this time. No formal action was taken by the Board.

7. 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 Meeks seconded said motion, which carried unanimously.

8. There being no further business to conduct, the meeting was adjourned at 12:17 p.m., and until further call.

APPROVED AND ADOPTED this 16th day of July, 2025.


Secretary

