

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

THE STATE OF TEXAS §

COUNTY OF COLLIN §

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 10 §

The Board of Directors (the “Board”) of Collin County Municipal Utility District No. 10 (the “District”) met in special session, open to the public, at 10003 Technology Blvd. W, Dallas, Texas 75220, outside the boundaries of the District, on June 9, 2025, and the roll was called of the members of the Board to-wit:

Brent Wall	President
Ashley Eckeberger	Vice President
Blake Gustafson	Secretary
Michael Hanschen	Assistant Secretary
Matthew Ledlie	Assistant Secretary

All members of the Board were present at the commencement of the meeting with the exception of Director Ledlie and Director Gustafson, thus constituting a quorum. Also present were: Ms. Taylor Elliott, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC; Mr. Kyle Bradley, Mr. Austin Wolfenberger, Mr. Gary Erlemann, and Mr. James Haddock, developers of lands within the District; Ms. Wendy Randall of Dye & Toverly, LLC; Mr. Todd Hensley of Kimley-Horn and Associates (“Engineer”); and Mr. Brian Lopera of McCall Gibson Swedlund Barfoot Ellis PLLC (“Auditor”).

The meeting was called to order at 12:08 p.m.

1. The Board opened the meeting to public communication or comment. Hearing none, Director Eckeberger moved that the Board close the public comment section of the meeting. Director Hanschen seconded said motion, which carried unanimously.

2. The Board next reviewed the Minutes from the May 19, 2025, meeting of the Board of Directors. Following a discussion, and upon motion by Director Eckeberger, seconded by Director Wall, and unanimously carried, the Board approved the minutes as presented.

3. The Board continued to recognize Mr. Lopera, who presented to and reviewed with the Board a draft of the audit for the fiscal year ended February 28, 2025, a copy of which is attached hereto as Exhibit “A”. Following a discussion, Director Eckeberger moved that the Board (i) approve the audit as presented; and (ii) authorize the District’s auditor to file the same with the Texas Commission on Environmental Quality as required. Director Hanschen seconded said motion, which carried unanimously.

4. The Board next considered a Consent and Resolution of the Board of Directors related to the use of eminent domain powers for the acquisition of permanent slope and related easements, a copy of which is attached hereto as Exhibit “B”. Ms. Elliott read the agenda item into the minutes and discussed the matter with the Board as well as the condemnation process to acquire such easements. Following a discussion, Director Eckeberger moved that (i) the Collin County Municipal Utility District No. 10 authorize the use of the power of eminent domain to acquire the easements described in Exhibit “A” of the Consent and Resolution attached hereto to serve the District pursuant to Section 2206.053, Texas Government Code; and (ii) the Board approve and adopt the Consent and Resolution of the Board as presented. Director Wall seconded said motion, which carried unanimously.

5. The Board deferred action with regard to an Order Authorizing Application for Approval of Project and Utility Bond Issue by TCEQ and Requesting Waivers.

6. The Board next recognized Mr. Bradley, who updated the Board with regard to proposed development within the District. Mr. Bradley reported that Arbor Trails Phase 1 is built out with homes on the ground, homebuilding is underway in Arbor South, and contracts for Arbor Lakes are ready for award. No formal action was taken by the Board.

7. The Board next considered a Professional Services Agreement by and between the District and Kimley-Horn and Associates, Inc., a copy of which is attached hereto as Exhibit “C”. Ms. Elliott noted that the agreement is the same as the previous agreement, but renewed with a fresh retainer. Following a discussion, Director Eckeberger moved that the Board approve the agreement as presented. Director Wall seconded said motion, which carried unanimously.

8. The Board next recognized Mr. Hensley, who presented to and reviewed with the Board an engineering report dated June 9, 2025, a copy of which is attached hereto as Exhibit “D”, and updated the Board with regard to engineering matters within the District. Next, Mr. Hensley presented to the Board bids received for construction projects and recommended award to the lowest qualified bidders as follows:

- Grading improvements contract for Arbor Lakes Phase 1A to RPM xConstruction, LLC (“RPM”) in the total base bid amount of \$620,038.00.
- Water, wastewater, and storm drainage improvements contract for Arbor Lakes Phase 1A to EIII Underground, LLC (“EIII”) in the total base bid amount of \$3,141,313.95.
- Paving improvements contract for Arbor Lakes Phase 1A to Mario Sinacola & Sons Excavation, Inc. (“Sinacola”) in the total base bid amount of \$1,814,023.50.

Next, Mr. Hensley recommended approval of the following pay applications and change order:

- Pay Application No 8 from K Construction, LLC in the amount of \$327,750.07 under the water, wastewater, and storm drainage improvements contract for Arbor South.
- Pay Application No. 5 from Obra Ramos Construction, LLC (“Ramos”) in the amount of \$50,382.00 under the grading improvements contract for Arbor South.

- Pay Application No. 6 (Retainage) from Ramos in the amount of \$47,467.64 under the grading improvements contract for Arbor South.
- Change Order No. 1 from L.H. Lacy Company, Ltd. (“Lacy”) in the amount of \$134,377.28 under the paving improvements contract for Arbor Trails Phase 2.
- Pay Application No. 1 from Lacy in the amount of \$153,792.88 under the paving improvements contract for Arbor Trails Phase 2.

Following a discussion, Director Eckeberger moved that the Board (i) award the grading improvements contract for Arbor Lakes Phase 1A to RPM as recommended by the District’s Engineer; (ii) award the water, wastewater, and storm drainage improvements contract for Arbor Lakes Phase 1A to EIII as recommended by the District’s Engineer; (iii) award the paving improvements contract for Arbor Lakes Phase 1A to Sinacola as recommended by the District’s Engineer; (iv) approve all pay applications and the change order as recommended by the District’s Engineer; and (v) approve the Engineer’s report as presented. Director Wall seconded said motion, which carried unanimously.

9. The Board next recognized Ms. Randall, who presented to and reviewed with the Board a bookkeeping report dated June 9, 2025, a copy of which is attached hereto as Exhibit “E”. Following a discussion, Director Eckeberger moved that the Board (i) approve the bookkeeping report; and (ii) authorize the payment of bills listed thereon. Director Wall seconded said motion, which carried unanimously.

There being no further business to conduct, Director Hanschen moved that the meeting be adjourned at 12:26 p.m. Director Eckeberger seconded said motion, which carried unanimously. The Board adjourned until further call.

[Signature page follows]

APPROVED AND ADOPTED this 14th day of July, 2025.



~~Blake Gustafson~~, *Assistant* Secretary
Board of Directors
Collin County Municipal Utility District No. 10

