

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

THE STATE OF TEXAS §

COUNTY OF GRAYSON §

SUNSET RANCH MUNICIPAL UTILITY DISTRICT OF GRAYSON COUNTY §

The Board of Directors (the “Board”) of Sunset Ranch Municipal Utility District of Grayson County (the “District”) met in regular session, open to the public, at 13455 Noel Road, Two Galleria Office Tower, Dallas, Texas 75240, a designated office of the District outside the boundaries of the District, on July 9, 2025, and the roll was called of the members of the Board, to-wit:

Dan Allen	President
Mason John	Vice President
Michael Trabulsi	Secretary
Daniel Lara	Assistant Secretary
Reid Pierce	Assistant Secretary

All members of the Board were present at the commencement of the meeting with the exception of Director Lara, thus constituting a quorum. Also present were Ms. Darsey Norton, attorney, and Ms. Melisa Montague, paralegal, each of Winstead PC; Ms. April Little of Dye & Toverly, LLC (“Bookkeeper”); Mr. Luisenrique Aranda Beyer of Robert W. Baird & Co.; and Ms. Stephanie White of Kimley-Horn & Associates, Inc. (“Engineer”).

The meeting was called to order at 1:00 pm.

1. The Board called for public communications and comments. Hearing none, Director Pierce moved that the Board close the public comment section of the meeting. Director Allen seconded said motion, which carried unanimously.

2. The Board next acknowledged receipt of the Minutes from the June 11, 2025, meeting of the Board of Directors. Following a discussion, Director Pierce moved that the Board approve the Minutes as presented. Director John seconded said motion, which carried unanimously.

3. The Board deferred action with regard to a Financial Advisor’s report.

4. The Board next recognized Ms. White, who presented to and reviewed with the Board an engineering report dated July 9, 2025, a copy of which is attached hereto as Exhibit “A”. Ms. White updated the Board with regard to engineering matters within the District, reporting that the amenity center is underway and the lift station is nearly complete. Ms. White next recommended approval of the following pay applications and change order:

- Change Order No. 1 in the amount of \$126,960.00 from Hammett Excavation, Inc., under the clearing and mass grading improvements contract for the Sunset Ranch development.
- Pay Application No. 8 in the amount of \$164,934.00 from Rey-Mar Construction, LLC, under the lift station improvements contract for the Sunset Ranch development.
- Pay Application No. 5 in the amount of \$483,718.08 from Blue Star Utilities, LLC (“Blue Star”) under the water, wastewater, and storm drainage improvements contract for Sunset Ranch Phase 1.
- Pay Application No. 1 in the amount of \$850,898.70 from Blue Star under the offsite force main improvements contract for the Sunset Ranch development.

Following a discussion, Director Pierce moved that the Board (i) approve all pay applications and the change order as recommended by the District’s Engineer; and (ii) approve the Engineer’s report as presented. Director Allen seconded said motion, which carried unanimously.

5. In the absence of a developer representative, the Board deferred action on a developer’s report.

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

There being no further business to conduct, upon motion duly made, seconded, and unanimously carried, the Board adjourned at 1:04 p.m. until further call.

[Signature page follows]

APPROVED AND ADOPTED this 13th day of August, 2025.



Michael Trabulsi, Secretary
Board of Directors
Sunset Ranch Municipal Utility District of Grayson
County

