

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

THE STATE OF TEXAS §

COUNTY OF HENDERSON §

LAKE VIEW MANAGEMENT AND DEVELOPMENT DISTRICT §

The Board of Directors (the “Board”) of Lake View Management and Development District (the “District”) met in special session, open to the public, on Wednesday, June 18, 2025 at 2:00 p.m. at 3899 Maple Avenue, Suite 300, Dallas, Texas 75201, a location outside the boundaries of the District. The roll was called of the members of the Board to-wit:

Thomas Burleson	President
Neal Sleeper	Vice President
Alan Naul	Secretary
Christopher Kelsey	Director/Assistant Secretary
Gary Reaves	Director

All members of the Board were present at the commencement of the meeting with the exception of Director Reaves and Director Kelsey. Also present were: Mr. Levi Wild of Wild Land Development Consulting, LLC; Ms. Diana Moog and Mr. Michael Starcher of Long Cove Development; Mr. Greg Dick, General Manager; and Mr. Mark Spahlinger, Fire Chief; Ms. Kathleen Martinez of Dye & Toverly, LLC; Mr. Jason Cork of Arcadia Water Management; and Mr. Ross Martin, attorney and Ms. Genny Lutzel, paralegal each with Winstead PC.

1. The meeting was called to order at 2:11 p.m., and evidence was presented that public notice of such meeting had been given as required by law.
2. The Board opened the meeting to public comments. Hearing none, Director Sleeper moved to close the public comment session of the meeting. Director Naul seconded said motion, which carried unanimously.
3. Consideration was next given to the review and approval of the February 26, 2025 Board of Directors meeting. Following a discussion, Director Naul moved that the Board approve the minutes as transcribed. Director Sleeper seconded said motion, which carried unanimously.
4. Consideration was next given to the developer/general manager update. No updates were heard.
5. Consideration was next given to the review and approval of a Collections Contract with Henderson County Tax Office, a copy of which is attached hereto as Exhibit “A”. Following a discussion, Director Sleeper moved that the Board approve said contract as presented. Director Naul seconded said motion, which carried unanimously.

6. Consideration was next given to the Operator's report. Mr. Cork provided an update to the Board regarding district operations. Operation reports are included within the engineer's report. No formal action was taken by the Board.

7. Consideration was next given to the ratification and approval of an application to renew the wastewater treatment plant permit with the Texas Commission on Environmental Quality ("TCEQ"). Mr. Levi described additional information required to complete said permit renewal relative to lab accreditation, noting that Wasteline Engineering has now completed said application. Following a discussion, Director Naul moved that the Board ratify and approve said application and submission to the TCEQ. Director Sleeper seconded said motion, which carried unanimously.

8. Consideration was next given to the fire department report. Mr. Spahlinger provided an overview of fire department activities. No formal report was heard by the Board.

9. Consideration was next given to the engineer's report, a copy of which is attached hereto as Exhibit "B". In the absence of an engineer, Mr. Wild provided an update on the status of the wastewater treatment plan permit renewal. Next, the Board reviewed the following pay applications and change order from Dredge America for mass grading improvements: (i) Pay Application Nos. 2 and 3 in the amount of \$282,596.94; and (ii) Change Order No. 1 in the amount of \$359,508.60.

Following a discussion, Director Naul moved that the Board (i) accept the engineer's report; and (ii) approve Pay Application No. 2 and 3 in the amount of \$282,596.94, and Change Order No. 1 in the amount of \$359,508.60. Director Sleeper seconded said motion, which carried unanimously.

10. Consideration was next given to the review and approval of a bookkeeper report, and operating and debt service budgets, copies of which are collectively attached hereto as Exhibit "C". Ms. Martinez stated that additional review may be required following receipt of certified assessed values from Henderson County. Following a discussion, Director Naul moved that the Board (i) approve the bookkeeper's report, and authorize disbursement of checks; and (ii) adopt the budgets based upon a debt service allocation of \$0.06585, subject to change following receipt of certified values for 2025. Director Sleeper seconded said motion, which carried unanimously.

[SIGNATURE PAGE FOLLOWS]

There being no further business to conduct, Director Sleeper moved that the Board adjourn at 2:35 p.m. Director Naul seconded said motion, which carried unanimously.



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Secretary

(DISTRICT SEAL)

