

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

THE STATE OF TEXAS §  
COUNTIES OF DENTON AND WISE §  
NORTH FORT WORTH WATER CONTROL AND IMPROVEMENT §  
DISTRICT NO. 1 DENTON AND WISE COUNTIES

The Board of Directors (the “Board”) of North Fort Worth Water Control and Improvement District No. 1 of Denton and Wise Counties (the “District”) met in regular session, open to the public, at 520 Interstate 35 Frontage Road, Denton, Texas 76205, on May 8, 2025, and the roll was called of the members of the Board to-wit:

J.D. Walker	President
Donald Lucky	Vice President
Charles Garretson	Secretary
Steve Babcock	Assistant Secretary
Thomas Thye	Assistant Secretary

All members of the Board were present at the commencement of the meeting with the exception of Director Thye, thus constituting a quorum. Also present were Ms. Taylor Elliott, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC; Ms. Stefani Chastain and Ms. Esther Lara of Dye & Toverly, LLC (“Bookkeeper”); and Mr. Andrew Kubiak of LJA Engineering, Inc. (“Engineer”). Mr. Michael Poole of Lennar Homes (“Lennar”), a developer of lands within the District, joined the meeting by telephone.

The meeting was called to order at 12:02 p.m.

1. The Board called for public communications or comments. Hearing none, Director Babcock moved that the Board close the public comment session of the meeting. Director Garretson seconded said motion, which carried unanimously.

2. The Board next reviewed the Minutes from March 13, 2025, Board of Directors meeting. Following a discussion, and upon motion by Director Walker, seconded by Director Babcock and unanimously carried, the Board approved the Minutes as presented.

3. The Board next recognized Mr. Poole, who updated the Board with regard to development within the District, reporting that Lennar anticipates full build out of all homes within the District by early spring 2026. No formal action was taken by the Board.

4. The Board next recognized Mr. Kubiak, who updated the Board with regard to engineering within the District. No formal action was taken by the Board.

5. The Board next recognized Ms. Chastain, who presented to and reviewed with the Board copies of a Bookkeeping Report dated May 8, 2025, a copy of which is attached hereto as

Exhibit "A". Following a discussion, Director Babcock moved that the Board (i) approve the bookkeeping report; (ii) authorize the payment of bills as listed thereon; and (iii) approve the investment of funds as recommended by the District's Bookkeeper. Director Walker seconded said motion, which carried unanimously.

The Board next considered an Interlocal Cooperation Agreement for Property Tax Assessment and Collection by and between the District and Denton County, Texas, a copy of which is attached hereto as Exhibit "B". Ms. Elliott noted that the rate for such services has increased to \$1.41 per parcel. Following a discussion, Director Babcock moved that the Board approve the agreement as presented. Director Walker seconded said motion, which carried unanimously.

6. The Board next considered a Resolution Adopting Operations Budget for the fiscal year ending July 31, 2026, a copy of which is attached hereto as Exhibit "C". Following a discussion, Director Babcock moved that the Board adopt the Resolution as presented. Director Garretson seconded said motion, which carried unanimously.

There being no further business to conduct, and upon motion by Director Babcock, seconded by Director Walker and unanimously carried, the Board adjourned at 12:12 p.m. until further call.

*[Signature page follows]*

APPROVED AND ADOPTED this 14<sup>th</sup> day of August, 2025.

*[Handwritten Signature]*  
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President Secretary, Board of Directors  
North Fort Worth Water Control & Improvement  
District No. 1 of Denton and Wise Counties

