

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

THE STATE OF TEXAS §

COUNTY OF COLLIN §

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 5 §

The Board of Directors (the “Board”) of Collin County Municipal Utility District No. 5 (the “District”) met in regular session, open to the public, at 10210 N. Central Expressway, Suite 300, Dallas, Texas 75231, a designated office of the District outside the boundaries of the District, on August 12, 2025, and the roll was called of the members of the Board, to-wit:

Thomas Frierson	President
MaRetta Dyer	Vice President
Orlando Batista	Secretary
Julia Brantley	Assistant Secretary
Justine Cohn	Assistant Secretary

All members of the Board were present at the commencement of the meeting with the exception of Director Cohn, thus constituting a quorum. Also present were Ms. Darsey Norton, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC; Ms. Brandi Galindo of Dye & Toverly, LLC (“Bookkeeper”); Mr. Christian Songy of Southland Consulting Engineers, Inc. (“Engineer”); Ms. Ariel Britt of Inframark, LLC (“Operator”); Mr. Devon Whitlock of Robert W. Baird & Co. (“Financial Advisor”); and Mr. Daniel Twigge and Mr. Raun Khosla, developers of land within the District.

The meeting was called to order at 12:10 p.m.

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

2. The Board next acknowledged receipt of the Minutes from the July 8, 2025, meeting of the Board of Directors. Following a discussion, Director Frierson moved that the Board approve the Minutes as presented. Director Batista seconded said motion, which carried unanimously.

3. The Board next recognized Mr. Whitlock, who presented to and reviewed with the Board the 2025 tax rate calculations and recommendations from the Financial Advisor, a copy of which is attached hereto as Exhibit “A”. The total tax rate recommendation is \$1.10 per \$100 of net taxable value, all designated for maintenance and operations. Following a discussion, Director Dyer moved that the Board (i) approve the proposed tax rate; (ii) call a public hearing on the proposed tax rate for September 9, 2025, at 12:00 p.m. at 10210 N. Central Expressway, Suite 300, Dallas, Texas

75231; and (iii) authorize publication of a notice of the same. Director Frierson seconded said motion, which carried unanimously.

4. The Board next recognized Mr. Khosla, who updated the Board with regard to development within the District, reporting that the Amenity Center is complete and in use by residents. Mr. Khosla also reported that installation of wet utilities is underway in Hillstead Phase 2 and the remaining paving for Phase 2 will be complete by September. No formal action was taken by the Board.

5. The Board next considered a Property Maintenance License Agreement, a copy of which is attached hereto as Exhibit "B". Following a discussion, Director Frierson moved that the Board approve the agreement as presented. Director Dyer seconded said motion, which carried unanimously.

6. The Board deferred action with regard to an Amended Rate Order.

7. The Board deferred action with regard to an Out-of-District Service Agreement.

8. The Board next recognized Ms. Britt, who presented to and reviewed with the Board an operations report dated August 12, 2025, a copy of which is attached hereto as Exhibit "C", and updated the Board with regard to operations within the District, reporting that there are 55 active residential connections within the District and the Operator should be able to activate the wastewater treatment plant in November 2025. Following a discussion, Director Frierson moved that the Board approve the Operator's report as presented. Director Batista seconded said motion, which carried unanimously.

9. The Board next recognized Mr. Songy, who presented to and reviewed with the Board an engineering report dated August 12, 2025, a copy of which is attached hereto as Exhibit "D", and updated the Board with regard to engineering matters within the District. Mr. Songy next recommended approval of the following pay applications and change orders:

- Pay Application No. 6 in the amount of \$491,177.85 from Hammett Excavation, Inc. under the grading improvements contract for Hillstead Phase 2.
- Pay Application No. 2 in the amount of \$993,772.98 from KCK Utility Construction, Inc. ("KCK") under the water, wastewater, and storm drainage improvements contract for Hillstead Phase 2A.
- Change Order No. 2A in the amount of \$256,868.90 from KCK under the water, wastewater, and storm drainage improvements contract for Hillstead Phase 2A.
- Change Order No. 1B in the amount of \$10,675.70 from KCK under the water, wastewater, and storm drainage improvements contract for Hillstead Phase 2A.

Following a discussion, Director Dyer moved that the Board (i) approve all pay applications and change orders as recommended by the District's Engineer; and (iii) approve the Engineer's report as presented. Director Frierson seconded said motion, which carried unanimously.

10. The Board next recognized Ms. Galindo, who presented to and reviewed with the Board a bookkeeping report dated August 12 2025, a copy of which is attached hereto as Exhibit “E”. Following a discussion, Director Frierson moved that the Board (i) approve the bookkeeping report as presented; and (ii) authorize the payment of bills listed thereon. Director Dyer seconded said motion, which carried unanimously.

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

*[Signature page follows]*

APPROVED AND ADOPTED this 9<sup>th</sup> day of September, 2025.



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Orlando Batista, Secretary  
Board of Directors  
Collin County Municipal Utility District No. 5

