

**Minutes of Meeting
Board of Directors
Kaufman County Fresh Water Supply District No. 1-D**

August 7, 2025

The Board of Directors (the "Board") of Kaufman County Fresh Water Supply District No. 1-D (the "District") met in regular session open to the public on Thursday, August 7, 2025 at 10:00 a.m. at Inframark, 9558 Helms Trail, Suite 100, Forney, Texas 75126, an official meeting place outside the boundaries of the District. The roll was called of the members of the Board, to wit:

Neima Gas	President
Alice D. Bittner	Vice President
Shena D. Mitchell	Secretary
Jasmine Sosa	Treasurer/Asst. Secretary
Robert (Bo) Branyan	Assistant Secretary

All Directors were present except for Director Bittner. The following individuals were also present during portions of the meeting: Mr. Josh Dennison of Scarborough Lane Development; Mr. Andre Ayala of Hilltop Securities; Mr. Caether Cruetsinger of Triton Consulting Group, Inc. ("Triton"); Mr. David Lacy, P.E.; Mr. Bryant Caswell, P.E.; Ms. McKenna Gaddis, P.E. of BGE, Inc.; Ms. Kerry Tovery of Dye & Tovery, LLC, the District's Bookkeeper; Mr. Cameron Robinson of Inframark, LLC, the District's Operator; Kaufman County Lt. Frias; Mr. Tony Heincy of Brightview Landscape Services; Ms. Darsey Norton, attorney, and Ms. Genny Lutzel, paralegal, of Winstead PC. Ms. Sarah Landiak, attorney of Winstead PC and Mr. Josh Rambo of McCall Gibson Swedlund Barfoot Ellis, PLLC ("McCall Gibson") attended by audio conference.

1. The meeting was called to order at 10:03 a.m.
2. The Board opened the meeting to public communications and comment. Hearing no public comments, Director Gas moved that the Board close the public comment session of the meeting. Director Branyan seconded said motion, which carried unanimously.
3. Consideration was next given to the draft Minutes of the July 10, 2025 Board of Directors meeting. Following a discussion, Director Gas moved to approve the minutes as presented. Director Branyan seconded said motion, which carried unanimously.
4. Consideration was next given to the patrol activity report. Lt. Frias reviewed the monthly patrol report with the Board, a copy of which is attached hereto as Exhibit "A". Following a discussion, Director Gas moved that the Board accept the patrol report. Director Branyan seconded said motion, which carried unanimously.

5. Consideration was next given to the communications report from Triton, a copy of which is attached hereto as Exhibit “B”. Following a discussion, Director Gas moved to accept said report. Director Branyan seconded said motion, which carried unanimously.

6. Consideration was next given to an Audit Report for Fiscal Year Ended March 31, 2025. Mr. Rambo summarized the draft audit report with the Board. Following a discussion, Director Bittner moved that the Board (i) approve the Audit Report for fiscal year ended March 31, 2025, subject to final review by District counsel; (ii) authorize McCall Gibson to file same with the Texas Commission on Environmental Quality; and (iii) authorize District counsel to file the Report with the Texas State Comptroller. Director Branyan seconded said motion, which carried unanimously.

7. Consideration was next given to the receipt of a 2025 Certified Tax Roll, tax rate calculation services, review of the tax rate recommendation, and adoption of a Notice of Water District Hearing for publication. Mr. Ayala confirmed receipt of the 2025 tax roll prepared by the Kaufman County Appraisal District. Next, Mr. Ayala confirmed that the District is classified as a developing water district pursuant to Texas Water Code Section 49.23603. The Board next reviewed the 2025 tax rate recommendation prepared by Hilltop Securities, a copy of which is attached hereto as Exhibit “C”. The total tax rate recommendation is \$1.00 per \$100 of net taxable value to include a maintenance tax rate of \$0.633 per \$100 of assessed valuation, and a debt service tax rate of \$0.3670 per \$100 of assessed valuation.

Following a discussion, Director Gas moved that the Board (i) acknowledge receipt of the 2025 Tax Roll; (ii) authorize Hilltop Securities, Inc. to perform tax rate calculations on behalf of the District; (iii) set the public hearing on the proposed 2025 tax rate for Thursday, September 4, 2025 at 10:00 a.m.; and (iv) authorize publication of a Notice of Public Hearing on Tax Rate. Director Branyan seconded said motion, which carried unanimously.

8. Consideration was next given to the status of Application to the Texas Commission on Environmental Quality for approval of Project and Use of Surplus Funds, approval of Agreed-Upon Procedures Report and disbursement of funds. Ms. Norton reported that the application has been reviewed and approved by the TCEQ. No formal action was taken.

9. Consideration was next given to the review and approval of a supplemental report on Applying Agreed-Upon Procedures from proceeds of Series 2024 Road Bonds. Following a discussion, Director Gas moved that the Board approve said report as presented by McCall Gibson Swedlund Barfoot PLLC. Director Branyan seconded said motion, which carried unanimously.

10. Consideration was next given to the Engineer's Report, a copy of which is attached hereto as Exhibit “D”.

The Board heard a report from the engineer regarding unauthorized work performed by Miller Services for mowing and drainage maintenance within the District. Mr. Caswell reminded the Board that at the May 8, 2025 Board meeting, the District requested that BGE contact Miller Services to provide updated pricing to include additional maintenance coverage within the District. At the subsequent Board meeting held on June 5, 2025, the Board authorized BGE to solicit

additional bids from vendors to perform maintenance services and conditional approval for LF Miller to perform maintenance services pending confirmation of certain termination provisions and review of proposals from additional qualified vendors. On July 10, 2025, Ms. Gaddis received a short form contract from Miller Services with exhibits depicting additional maintenance areas and updated costs for services. The Board reviewed the proposal at the July 10, 2025 Board meeting and authorized District consultants to request additional estimates from vendors. Next, members of the Board discussed unauthorized work performed by Miller Services for mowing and drainage services and receipt of a corresponding invoices for services performed.

The Board next reviewed quotes from vendors to provide mowing and drainage maintenance within the District. BGE reviewed each proposal for the Board's review. Next, the Board recognized Mr. Heincy from Brightview Landscape Services. Mr. Heincy reviewed with the Board the proposed scope of services and fees for same, noting an annual maintenance fee of \$95,480.96. Members of the Board posed questions regarding on site contacts and a start date to perform services.

The Board next heard a report from the Engineer regarding emergency stop sign repair work (replacement) at Falcon Way and Irongate. A discussion took place among the Board and District consultants to consider pre-purchased signs for use following damage caused by inclement weather or other incidents.

Finally, Ms. Gaddis next reviewed the following pay estimates and invoice with the Board:

- (i) Pay Application No. 7 from LF Miller Construction in the amount of \$34,840.85 for 2024 CIP Repair work;
- (ii) Pay Application No. 5 from LF Miller Construction in the amount of \$35,235.50 for sidewalk improvements along Windmill Farms Boulevard Sidewalk to North Forney High School; and
- (iii) Invoice No. 10772 from Miller Services, Inc. in the amount of \$27,431.25 for 2024 CIP Repairs.

Following a discussion, Director Gas moved that the Board (i) approve the engineer's report; (ii) authorize payment of services performed by LF Miller for maintenance and drainage improvement in an amount not to exceed \$10,000; (iii) approve the proposal from Brightview Landscape Services; (iv) authorize purchase of stop signs in an amount not to exceed \$1,000 for storage at Inframark's office; (v) approve pay applications and an invoice as presented. Director Branyan seconded said motion, which carried unanimously.

11. Consideration was next given to the Operator's Report. Mr. Robinson reviewed with the Board copies of an Operator's Report, a copy of which is attached hereto as Exhibit "E". Following a discussion, Director Gas moved to accept the report. Director Branyan seconded said motion, which carried unanimously.

12. Consideration was next given to the Developer's Report. In the absence of a developer representative, no formal report was heard.

13. Consideration was next given to the Bookkeeper's Report. Ms. Tovery presented and reviewed with the Board the Bookkeeper's Report and Joint Utilities Facilities and Operations Reports, copies of which are collectively attached hereto as Exhibit "F". Following a discussion, Director Gas moved that the Board approve the bookkeeper's report, authorize disbursement of funds. Director Branyan seconded said motion, which carried unanimously.

14. Next Meeting Date. Upon motion duly made, seconded, and unanimously carried, the Board scheduled the next regular meeting of the Board of Directors for Thursday, September 4, 2025 at 10:00 a.m.

After noting no further business to come before the Board, and upon motion duly made, seconded, and unanimously carried, the Board adjourned the meeting adjourned at 11:58 a.m.

(EXECUTION PAGE FOLLOWS)

APPROVED AND ADOPTED this 3rd day of September, 2025.



Secretary

(DISTRICT SEAL)

