

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

THE STATE OF TEXAS §

COUNTY OF COLLIN §

NORTH PARKWAY MUNICIPAL MANAGEMENT DISTRICT NO. 1 §

The Board of Directors (the “Board”) of North Parkway Municipal Management District No. 1 (the “District”) met in regular session, open to the public, on Monday, July 21, 2025, at 1800 Valley View Lane, Suite 300, Farmers Branch, Texas 75234, an official meeting place outside the boundaries of the District, for which notice was given as required by Chapter 551, Texas Government Code, and Chapter 49, Texas Water Code.

The roll was called of the members of the Board to-wit:

Steve Mitchell	President
Mike Regan	Vice President
Robert Klarer	Secretary
James Rose	Assistant Secretary
Ronald Sorenson	Assistant Secretary

All members of the Board were present at the commencement of the meeting with the exception of Director Klarer. Others in attendance were: Mr. Greg Leveling, a member of the public; Mr. Abdi Yassin of Municap, Inc.; Mr. Jim Knight of KFM Engineering; Ms. Kerry Tovery of Dye & Tovery, LLC (“D&T”); Mr. Ryan Hafner, attorney and Ms. Amy Bieber, paralegal of Winstead PC.

The following persons participated by audio conference: Ms. Chris Lane and Ms. April Yaeger of SAMCO Capital Markets, Inc. (“SAMCO”).

1. The meeting was called to order at 1:01 p.m. The Board called for public communication and comments. Hearing none, Director Regan moved that the Board close the public comment session of the meeting. Director Sorenson seconded said motion, which carried unanimously.

2. Consideration was given to the review and approval of the Minutes of the Board of Directors meeting held on June 16, 2025. Following a discussion, Director Regan moved that the Board approve the minutes as transcribed. Director Sorenson seconded said motion, which carried unanimously.

3. Consideration was next given to a report from Municap, Inc. Mr. Yassin reported on completion of the developer’s quarterly disclosure report and annual service and assessment plan update. No formal action was taken by the Board.

4. Consideration was next given to a report from the financial advisor and update regarding North Parkway Municipal Management District No. 1 Defined Area Limited Tax Road Bonds, Series 2025. Ms. Lane discussed the parameters of the bond issue and timing for same. Following a discussion, Director Regan moved that the Board authorize district consultants to proceed with issuance of same, including approval of the form of preliminary official statement and authorization to publish notice of sale. Director Sorenson seconded said motion, which carried unanimously.

5. Consideration was next given to a report from developer. Hearing none, the Board deferred action on the matter.

6. Consideration was next given to the Engineer's Report, a copy of which is attached hereto as Exhibit "A". Mr. Knight reviewed the engineer's report prepared by KFM Engineering and Design.

He next reviewed with the Board the following invoices, pay estimates and change orders, noting the engineer's recommendation for payment of same:

Enclave at Legacy Hills (Beazer Homes) Phase 2

- (i) Venus Construction Co. (Utility Contractor) - \$19,768.91;
- (ii) Venus Construction Co. (Paving Contractor) - Pay App #7 - \$231,309.78;
- (iii) Pavcom Public Works (Paving Contractor) – Pay App #6 - \$39,536.01; Pay App #7 - \$161,364.14; and Change Order #1 - \$-61,749.73;

The Bluffs at Legacy Hills (First Texas Homes)

- (iv) Chris Harp Construction (Paving Contractor) - Pay App #3 - \$608,616.00;

Rise at Legacy Hills (Lennar Homes) Phase 1A

- (v) KFM Engineering – January 2025, Invoice 6831 - \$9,350.00;

Rise at Legacy Hills (Lennar Homes) Phase 1B

- (vi) KFM Engineering – January 2025, Invoice 6832 - \$920.00;
- (vii) KFM Engineering – February 2025, Invoice 7014 - \$862.50;

Rise at Legacy Hills (Lennar Homes) Phase 2

- (viii) KFM Engineering – January 2025, Invoice 6833 - \$18,336.00;
- (ix) KFM Engineering – February, 2025, Invoice 7015 - \$5,600.00;

- (x) KFM Engineering – March, 2025, Invoice 7184 - \$21,183.28;
- (xi) KFM Engineering – April, 2025, Invoice 7319 - \$11,065.43; and
- (xii) KFM Engineering – May, 2025, Invoice 7593 - \$8,995.75.

Next, Mr. Hafner presented to and reviewed with the Board copies of the following certifications for payment: (i) Major improvement Account in the amount of \$789,097.94; and (ii) Phase #1B Developer Improvement Account in the amount of \$26,689.23. Following a discussion, Director Regan moved that the Board accept the engineer's report, approve all invoices, pay estimates, change orders, and requisitions, as presented. Director Rose seconded said motion, which carried unanimously.

7. Consideration was next given to the bookkeeper's report. Ms. Tovery reviewed with the Board copies of a bookkeeper report prepared by D&T, a copy of which is attached hereto as Exhibit "B". Following a discussion, Director Regan moved that the Board approve the bookkeeping report and authorize payment of bills. Director Rose seconded said motion, which carried unanimously.

8. Consideration was next given to the review and approval of an amendment to an Order Designating Offices Outside the District, a copy of which is attached hereto as Exhibit "C". Following a discussion, Director Rose moved that the Board approve and adopt said order. Director Regan seconded said motion, which carried unanimously.

9. Consideration was next given to the review and approval of renewal of insurance and bonds. Following a discussion, Director Regan moved that the Board approve said renewal and authorize Winstead PC to execute said proposal on behalf of the District. Director Regan seconded said motion, which carried unanimously.

10. Consideration was next given to the next board meeting date. Upon motion duly made, seconded and unanimously carried, the Board set the next meeting date for Monday, August 18, 2025 at 12:00 noon.

There being no further business before the Board, the meeting adjourned at 1:35 p.m.

[SIGNATURE PAGE FOLLOWS]

APPROVED AND ADOPTED this 15<sup>th</sup> day of September, 2025.

  
Secretary  
North Parkway Municipal Management District No. 1

