

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

THE STATE OF TEXAS §

COUNTY OF COLLIN §

SEVEN SPRINGS MUNICIPAL UTILITY DISTRICT OF COLLIN COUNTY §

The Temporary Board of Directors (the "Board") of Seven Springs Municipal Utility District of Collin County (the "District") met in a special meeting at 12:00 p.m. on Wednesday, June 18, 2025 at the offices of Winstead PC, 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201, a designated office outside the boundaries of the District, for which notice was given as required by Chapter 551, Government Code, and Chapter 49, Texas Water Code:

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

Ryder Byrne	President
Joey Tyner	Vice President
Spencer Weber	Secretary
Christina Adamson	Assistant Secretary
Brittan Chrisman	Assistant Secretary

All members of the Board were present, thus constituting a quorum. Also present were: Mr. Victor Cristales, Attorney, and Ms. Melisa Montague, Paralegal, of Winstead PC, the District's Attorneys; Ms. Kerry Tovery of Dye & Tovery, LLC, the District's Bookkeepers; Mr. Luisenrique Aranda-Beyer of Robert W. Baird & Co., the District's Financial Advisors; Mr. Ishmael Machoka and Mr. Daniel Betten of LJA Engineering, Inc., the District's Engineers; and Mr. Brian Hunnicutt of Green Brick Partners, Inc., the District's Developer.

1. Call to Order. The meeting was called to order at 12:02 p.m.
2. Public Communication and Comment. The Board opened the meeting to public comment. Hearing none, Director Byrne moved that the Board close the public communication and comment session of the meeting. Director Tyner seconded said motion, which carried unanimously.
3. Minutes of May 21, 2025 Board of Directors Meeting. Following a discussion, Director Byrne moved that the Board approve the minutes of the meeting on May 21, 2025 meeting. Director Chrisman seconded said motion, which carried unanimously.
4. Hear Financial Advisor's Report. No report was given.
5. Engineer's Report. Mr. Machoka then presented to and reviewed with the Board copies of an Engineer's Report, a copy of which is attached hereto as Exhibit "A." He then updated the Board on the general overview on the ongoing construction within the District.

Then Mr. Machoka reported that the District had received six bids on the Seven Springs, Phase 1 Excavation Improvements. He noted that BMJB Hard Rock Excavation, LLC was the lowest bidder but the company's earliest start date was July 28, 2025. Mr. Machoka stated that Section 30 of the instructions to bidders states omission of the contractor's schedule is an indication that the bidder can meet the anticipated construction start date provided, and Hammett Excavation, Inc. omitted the contractor's schedule. Based on the contractor's schedule provided by BMJB Hard Rock Excavation, LLC, it was recommended that the District award the contract to Hammett Excavation, Inc. in the amount of \$2,180,703.28.

Following a discussion, Director Byrne moved that the Board (i) accept the Engineer's Report and all items listed therein as recommended by the District's Engineer. Director Chrisman seconded said motion, which carried unanimously.

6. Developer's Report. Mr. Hunnicutt then discussed the development in the District. He reported that they were working with Mustang Special Utility District on a Non-Standard Service Contract for water supply to the District. He also stated that they have been working on obtaining a wastewater treatment plant permit so the District will be able to treat sewer. No action was taken on the report.

7. Bookkeeper's Report. The Board next recognized Ms. Tovery, who presented to and reviewed with the Board the Bookkeeper's Report, a copy of which is attached hereto as Exhibit "B". Following a discussion, Director Byrne moved that the Board (i) approve the bookkeeping report; and (ii) authorize the payment of bills listed thereon. Director Weber seconded said motion, which carried unanimously.

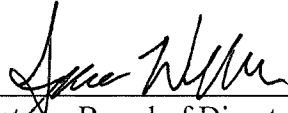
8. Supplemental Agenda: The Board considered and reviewed the proposed Order Approving Engineer's Report and Calling Confirmation, Directors, Utility Bond Election, Utility Refunding Bond Election, Road Bond Election, Road Refunding Bond Election, and Maintenance Tax Election, a copy of which is attached hereto as Exhibit "C," and following a full discussion and motion by Director Byrne, seconded by Director Weber and unanimously carried, the Board approved said Order and authorized Notice of such election be given, as provided by law.

Mr. Cristales then discussed the need to authorize the Notice of Election and to enter into an Election Agreement between Collin County and the District for the November 4, 2025 Elections (the "Election Agreement"). Upon motion by Director Byrne, seconded by Director Weber, and unanimously carried, the Board authorized entering into the Election Agreement with Collin County, subject to review by the District's Attorney.

9. Date for the Next Meeting. Mr. Cristales then stated that the next meeting will be scheduled for July 16, 2025. Upon motion duly made by Director Byrne, and seconded by Director Tyner, the Board scheduled the next meeting for Wednesday, July 16, 2025 at 12:00 p.m., or until further call.

There being no further business to conduct, Director Tyner moved that the meeting be adjourned at 12:15 p.m. Director Byrne seconded said motion, which carried unanimously. The Board adjourned until further call.

APPROVED AND ADOPTED this 17<sup>th</sup> day of September, 2025.



Secretary, Board of Directors

