

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

STATE OF TEXAS §

COUNTY OF DENTON §

SMILEY ROAD WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 §

The Board of Directors (the “Board”) of Smiley Road Water Control and Improvement District No. 1 (“SRWCID No. 1” or the “District”) met in regular session, open to the public, at 2595 Dallas Parkway, Suite 101, Frisco, Texas 75034, an office outside the boundaries of the District, on Wednesday, September 17, 2025, at 12:00 noon, and the roll was called of the members of the Board, to-wit:

Shane Jordan	President
Michael Cummings	Vice President
James Robert Douglas, III	Secretary
Hal Watson	Assistant Secretary
Michelle Crossland Meeks	Treasurer/Assistant Secretary

All members of the Board were present at the commencement of the meeting except for Director Cummings and Director Meeks. Others in attendance were Mr. Brian Lopera of McCall Gibson Swedlund Barfoot Ellis, PLLC; Mr. Jason Frey, P.E. and Mr. Adam Claycomb, P.E. of BGE, Inc.; Mr. Scott Norris and Mr. Will McLaughlin; Ms. April Little of Dye & Toverly LLC; and Ms. Sarah Landiak, attorney with Winstead PC.

1. Call to Order. The meeting was called to order at 12:03 pm.
2. Public Communication and Comment. Ms. Landiak opened the meeting for public communication and comment. Hearing none, Director Watson moved that the Board close the public communication and comment session of the meeting. Director Douglas seconded said motion, which carried unanimously.
3. Minutes of August 20, 2025, Board of Directors Meeting. Following a discussion, Director Douglas moved that the Board approve the Minutes of August 20, 2025, Board meeting with one revision to the list of consultants in attendance. Director Jordan seconded said motion, which carried unanimously.
4. Supplemental Report on Agreed-Upon Procedures from proceeds of Series 2023 and Series 2024 Road Bonds. Mr. Lopera reviewed the draft report with the Board. Following a discussion, Director Jordan moved that the Board approve said report and authorize disbursements listed therein. Director Douglas seconded said motion, which carried unanimously.
5. Conduct Hearing Regarding District’s Proposed 2025 Tax Rate and adoption of 2025 Order Levying Taxes. Director Douglas moved that the Board convene a public hearing

regarding the District's proposed 2025 tax rate. Director Jordan seconded said motion, which carried unanimously. The President then convened the public hearing. Ms. Landiak reported that the notice of the hearing was published in accordance with the requirements of the Texas Water Code. No taxpayer or landowner appeared at the hearing to address the Board. Director Douglas moved that the Board close the public hearing. Director Jordan seconded said motion, which carried unanimously.

6. Order Setting Tax Rate for 2025. Ms. Landiak presented to and reviewed with the Board an Order Setting Tax Rate for 2025, a copy of which is attached hereto as Exhibit "A". After discussion on the matter, Director Jordan moved that the Board levy a 2025 operations and maintenance tax rate of \$0.3600 per \$100 assessed valuation, and debt service tax rate of \$0.6400 per \$100 assessed valuation for a total tax rate of \$1.00 per \$100 assessed valuation. Director Douglas seconded said motion, which carried unanimously.

7. Financial Advisor Report. In the absence of a representative from the financial advisor, no formal report was heard.

8. Engineer's Report. Mr. Frey presented to and reviewed with the Board copies of an Engineer's Report prepared by BGE, Inc., a copy of which is attached hereto as Exhibit "B". The Board heard an update from the engineer related to grading, utility and paving work within Green Meadows Phases 2A and 2B. Phase 2B Utilities are complete and Phase 2B Paving improvements are delayed pursuant to a directive from Brightland Homes. The Board acknowledged a request from Mr. Norris to request email confirmation from Mario Sinacola & Sons, Excavating, Inc. that the bid price will be retained. Next, Mr. Frey reviewed Pay Application No. 1 from Mario Sinacola and Sons Excavating, Inc. in the amount of \$13,500.00 for Green Meadows Phase 2B paving improvements. The Board next heard a report from Mr. Frey regarding signage repair and replacement throughout the Green Meadows subdivision. Following a discussion, Director Jordan moved that the Board (i) approve the engineer's report; and (ii) approve the pay application, subject to review of insurance. Director Douglas seconded said motion, which carried unanimously.

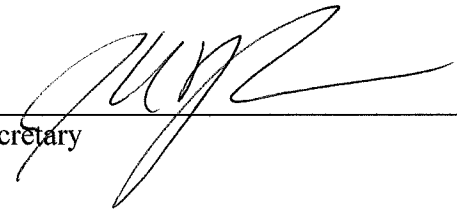
9. Developer Report. Mr. Norris provided an update regarding Phases 2A and 2B noting a total of ten (10) lots under contract by Brightland and CastleRock Communities. No formal action was taken by the Board.

10. Property Maintenance Agreement. The Board deferred action on the matter.

11. Bookkeeper's Report. Ms. Little reviewed with the Board copies of a Bookkeeper's Report, a copy of which is attached hereto as Exhibit "C". Following a discussion, Director Jordan moved that the Board approve the bookkeeper's report, and authorize disbursements listed thereon. Director Douglas seconded said motion, which carried unanimously.

12. There being no further business to conduct, the meeting was adjourned at 12:28 p.m., and until further call.

APPROVED AND ADOPTED this 15th day of October, 2025.

  
Secretary

