

## LAKEHAVEN MUNICIPAL UTILITY DISTRICT OF COLLIN COUNTY

### **TO: THE BOARD OF DIRECTORS OF LAKEHAVEN MUNICIPAL UTILITY DISTRICT OF COLLIN COUNTY AND TO ALL OTHER INTERESTED PERSONS:**

Notice is hereby given pursuant to V.T.C.A., Government Code §551, that the Board of Directors of Lakehaven Municipal Utility District of Collin County (“District”) will hold a regular meeting on Wednesday, December 10, 2025, at 12:00 noon, outside the boundaries of the District at 13455 Noel Road, Two Galleria Office Tower, Dallas, Texas 75240 (1st Floor Conference Room). The Board will discuss and, if appropriate, act upon the following items:

1. Public communications and comments;
2. Consider and approve Minutes of the November 12, 2025, meeting of the Board;
3. Consider review and approve a contingent fee contract with Abernathy, Roeder, Boyd & Hullett, PC, for the collection of delinquent taxes owed to the District pursuant to the Texas Tax Code, Section 6.30, and Government Code 2254.1036;
4. Hear update from developer or engineer as to development projects within the District; take any action in connection with plat approval, reimbursement agreements or assignments thereunder, or other development related items;
5. Consider Engineer’s Report, including:
  - a. Status of construction projects within the District;
  - b. Consider authorizing preparation of construction plans/specifications for water, sewer, drainage, paving and recreational facilities or repair/modification of existing facilities;
  - c. Consider approval/ratification of construction plans and specifications;
  - d. Consider approval/ratification of advertising for bids for contract(s);
  - e. Consider approval/ratification of award of construction contract(s);
  - f. Consider approval/ratification of contractor pay estimates, change orders and engineering fee statements; and
  - g. Consider acceptance of certificate of completion; authorize final acceptance of facilities;
6. Review and approve bookkeeping report, adopt any necessary resolutions and approve signature cards relating to any new accounts, investment report, update listing of depositories, review tax collections, approval of engagement for preparation of annual financial report, and take further action on such matters as may be necessary with regard to bookkeeping matters;
7. Discuss tentative date for next meeting; and
8. Adjournment.

The Board of Directors may enter into Executive Session, if necessary and appropriate, pursuant to the applicable section of Subchapter D, Chapter 551, Texas Government Code Annotated, the Texas Open Meetings Act, on any matter that may come before the Board. No action, decision or vote on any subject or matter may be taken unless specifically listed on the agenda for this meeting.

EXECUTED this 3<sup>rd</sup> day of December, 2025.

(DISTRICT SEAL)



LAKEHAVEN MUNICIPAL UTILITY  
DISTRICT OF COLLIN COUNTY

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Ross S. Martin,  
Proposed Attorney for the District

**NOTICE PURSUANT TO GOVERNMENT CODE SEC. 2254.1036**

WHEREAS, the LAKEHAVEN MUNICIPAL UTILITY DISTRICT OF COLLIN COUNTY (“District”), wishes to enter into a contingent fee contract with the law firm of Abernathy, Roeder, Boyd & Hullett, P.C. (“Firm”) and hereby posts this notice pursuant to Sec. 2254.1036 of the Government Code.

WHEREAS, this notice shall be posted before or at the time of giving the written notice required by Government Code Sec. 551.041 for a meeting described by Sec. 2254.1036(2) of the Government Code and shall announce the following:

- A. The District is pursuing a contract with the Firm for the collection of delinquent property taxes owed to the District and through this contract the District seeks to increase recovery of its delinquent debts in the most effective and efficient manner. The desired outcome is the efficient collection of delinquent property taxes, penalties, and interest. GOVT. CODE § 2254.1036(1)(A).
- B. The District believes the Firm has the qualifications, competency, and experience necessary to fulfill the contract. GOVT. CODE § 2254.1036(1)(B). The Firm and its predecessor, Gay, McCall, Isaacks, & Roberts, PC, have collected delinquent tax and government receivables for nearly 40 years. The Firm is local, with its principal office located in McKinney, Texas. It employs more than 50 individuals, including 19 attorneys. Its collection team consists of long-term Firm employees, including attorneys, paralegals, law clerks, legal secretaries, collection support personnel and information technology experts.
- C. The nature of any relationship between the District and the Firm is as follows. GOVT. CODE § 2254.1036(1)(C).
  - i. The Firm represents the Collin County Tax Office, which collects taxes/assessments for the District
- D. The District is unable to perform or efficiently collect its own delinquent taxes. GOVT. CODE § 2254.1036(1)(D). The services involve filing a high volume of cases each month and performing the services in-house would require the taxing units to invest in additional technology, personnel, and other resources to provide adequate support services incidental to the legal services.
- E. These collection services cannot be provided for an hourly fee. GOVT. CODE § 2254.1036(1)(E). The Tax Code allows the assessment of a percentage-based fee to recover the costs of collecting delinquent taxes (Texas Tax Code Sections 6.30, 33.07, 33.08, 33.11, and 33.48). This percentage-based fee is assessed only against the debtor and not the District or non-delinquent taxpayers of the District. The collection of delinquent taxes is a high-volume practice, requiring a significant amount of research, mailing, and handling of outbound/inbound calls. An hourly fee for such work will likely exceed amount of delinquent taxes due and represent an additional cost to the District. The Tax Code does not expressly authorize the District to pay for collection services based on an hourly fee.
- F. The District believes this contingent fee contract is in its best interest. GOVT. CODE § 2254.1036(1)(F). Under the contingent fee contract, the Firm will be paid the amount of the percentage-based collection fee, regardless the number of hours the Firm spends to collect the delinquent debt. Additionally, the percentage-based collection penalty is a pass-through expense to the debtor and not an expense to the District or non-delinquent taxpayers in the District. This contract will allow the Taxing Entities to recover delinquent property taxes, penalties and interest that are essential revenue.

Posted by the LAKEHAVEN MUNICIPAL UTILITY DISTRICT OF COLLIN COUNTY  
Board the 3rd day of December, 2025.