

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

**October 30, 2025**

The Board of Directors (the "Board") of Kaufman County Fresh Water Supply District No. 1-D (the "District") met in special session by open to the public on Thursday, October 30, 2025 at 10:00 a.m., at 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
Jasmine Sosa	Vice President
Shena D. Mitchell	Secretary
VACANT	Treasurer/Asst. Secretary
Robert (Bo) Branyan	Assistant Secretary

All Directors were present at the meeting. The following individuals were also present: Mr. Josh Dennison of Scarborough Lane Development; Mr. Steve Maglisceau and Mr. John Kirk of Pillar Income Asset Management, developers within the District; Mr. Caether Crutsinger of Triton Consulting Group, Inc.; Mr. Bryant Caswell, P.E. and Mr. David Lacy, P.E. with BGE, Inc.; Mr. Shane Potter of Jones Heroy & Associates Inc.; Mr. Andre Ayala of Hilltop Securities, Inc.; Ms. Kerry Tovery of Dye & Tovery, LLC, the District's Bookkeeper; Ms. Ariel Britt of Inframark, LLC, the District's Operator; Kaufman County Constable Jerry Kitchens, Precinct No. 2; Mr. Ross Martin, attorney, and Ms. Genny Lutzell, paralegal, of Winstead PC.

1. The meeting was called to order at 10:17 a.m.
2. The Board opened the meeting to public communications and comment. Hearing none, Director Gas moved that the Board close the public comment session of the meeting. Director Branyan seconded the motion, which carried unanimously.
3. Consideration was next given to the resignation of Director Alice (Meg) Bittner effective October 25, 2025. Following a discussion, Director Gas moved that the Board accept said notice. Director Branyan seconded said motion, which carried unanimously.
4. Consideration was next given to the reorganization of the Board of Directors. Upon motion duly made, seconded and unanimously carried, the Board elected to appoint Jasmine Sosa to serve as the District's Vice President. No other changes were made to the slate of officers.
5. Consideration was next given to the draft Minutes of the September 25, 2025 Board of Directors meeting. Following a discussion, Director Gas moved to approve the minutes as drafted. Director Branyan seconded said motion, which carried unanimously.
6. Consideration was next given to the patrol activity report. Constable Kitchens summarized recent patrol activity, noting that a formal report was delayed due to a significant data

breach within the County's offices. Following a discussion, Director Gas moved that the Board approve the verbal patrol activity report. Director Branyan seconded said motion, which carried unanimously.

7. Consideration was next given to the communications report from Triton, a copy of which is attached hereto as Exhibit "A". He next recommended consideration of a communications committee to assist with transmittal of district related updates. No formal action was taken by the Board.

8. Consideration was next given to the review and approval of a Resolution Requesting Use of Surplus Funds, a copy of which is attached hereto as Exhibit "B". The Board recognized Mr. Ayala who reviewed the proposed amount to reimburse the developer from surplus operating and maintenance tax funds. A copy of the draft Summary of Costs is attached hereto as Exhibit "C". He next reviewed the timeline for Jones-Heroy & Associates, Inc. to submit said application with the Texas Commission on Environmental Quality "TCEQ". Following a discussion, Director Gas moved that the Board (i) approve said Resolution; and (ii) authorize Jones-Heroy & Associates, Inc. to file the application with the TCEQ. Director Branyan seconded said motion, which carried unanimously. Finally, Mr. Ayala discussed the year end timing for the next utility bond application.

9. 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 Mr. Lacy regarding earthwork improvements and CIP Repairs. He next reviewed the following pay estimates and invoices with the Board:

(i) Pay Application No. 1 from LF Miller Construction in the amount of \$25,177.50 for the 2025 CIP Repairs; and

(ii) Invoice No. 9528805 from BrightView Landscape Services in the amount of \$7,952.58 for drainage maintenance.

Next, the Board reviewed an estimate from AWP Safety for site barricades to replace school signs and to troubleshoot malfunctioning lights.

Finally, the Board reviewed a proposed Agreement for Construction Materials Engineering & Testing Services with Reed Engineering Group, a copy of which is attached hereto as Exhibit "E".

Following a discussion, Director Gas moved that the Board (i) approve the engineer's report; (ii) approve the Agreement with Reed Engineering Group; and (iii) approve the pay estimate and invoice as reflected on the report. Director Branyan seconded said motion, which carried unanimously.

10. Consideration was next given to the Operator's Report, a copy of which is attached hereto as Exhibit "F". Ms. Britt provided an overview of current utility collections including write-

offs and delinquencies. Following a discussion, Director Gas moved that the Board approve the operator's report. Director Branyan seconded said motion, which carried unanimously.

11. Consideration was next given to the developer's report. Mr. Maglisceau reported on timing of traffic light installation and possible retail tenants for the commercial lot located at the corner of FM 548 and Windmill Farms Boulevard. No formal action was taken by the Board.

12. Consideration was next given to the Bookkeeper's Report. Ms. Toverly 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 "G". Following a discussion, Director Gas moved that the Board approve the bookkeeper's report, and authorize disbursement of funds. Director Branyan seconded said motion, which carried unanimously.

13. Consideration was next given to the adoption of a Resolution Establishing District's regular meeting date. Upon motion duly made, seconded and unanimously carried, the Board confirmed the regular meeting date to be the fourth Thursday of each month at 10:00 a.m. at the current meeting location.

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, November 20, 2025 at 10:00 a.m. at 9558 Helms Trail, Suite 100, Forney, Texas 75126.

After noting no further business to come before the Board, and upon motion duly made, seconded, and unanimously carried, the Board adjourned the meeting at 10:55 a.m.

(EXECUTION PAGE FOLLOWS)

APPROVED AND ADOPTED this 20th day of November, 2025.

*Sherrita Mitchell*

Secretary

(DISTRICT SEAL)

