

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

**September 25, 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, September 25, 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
Alice D. Bittner	Vice President
Shena D. Mitchell	Secretary
Jasmine Sosa	Treasurer/Asst. Secretary
Robert (Bo) Branyan	Assistant Secretary

All Directors were present at the meeting with the exception of Director Bittner. The following individuals were also present: Mr. Marshall Miller of Miller Services, Inc.; Mr. John Kirk of Pillar Income Asset Management, developer within the District; Mr. Caether Crutsinger and Mr. Justin Molina of Triton Consulting Group, Inc.; Mr. Bryant Caswell, P.E., Mr. David Lacy, P.E., and Ms. McKenna Gaddis, P.E. all with BGE, Inc.; Ms. Kerry Tovery of Dye & Tovery, LLC, the District's Bookkeeper; Mr. Cameron Robinson of Inframark, LLC, the District's Operator; Kaufman County Constable Jerry Kitchens, Precinct No. 2; Mr. Victor Cristales, attorney, and Ms. Genny Lutzel, paralegal, of Winstead PC. Mr. Ross Martin, attorney of Winstead PC participated by audio conference.

1. The meeting was called to order at 10:06 a.m.
2. The Board opened the meeting to public communications and comment. The Board recognized Mr. Miller who provided a summary of work performed by Miller Services, Inc., for a four-day period spanning July and August, 2025. Mr. Miller acknowledged that maintenance services were performed without a formal contract in place with the District. He referenced email correspondence between Miller Services, Inc. and the District Consultants to clarify the misunderstanding under which the work was performed. Mr. Miller formally requested that the Board consider payment to Miller Services, Inc. for the services rendered during this time. Hearing no other public comments, 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 draft Minutes of the September 4, 2025 Board of Directors meeting. Following a discussion, Director Branyan moved to approve the minutes as presented. Director Gas seconded said motion, which carried unanimously.
4. Consideration was next given to the patrol activity report, a copy of which is attached hereto as Exhibit "A". Constable Kitchens provided an update of services rendered during

the month of August 2025. Following a discussion, Director Branyan moved that the Board approve the patrol activity report. Director Gas seconded said motion, which carried unanimously.

5. Consideration was next given to the communications report from Triton. No formal report was heard at this time.

6. Consideration was next given to the Engineer's Report, a copy of which is attached hereto as Exhibit "B". The Board heard a report from Ms. McGaddis regarding creek drainage, mowing, and maintenance, noting discussions held with Brightview Landscape Services. Director Gas next summarized ongoing issues with maintenance services and follow up sufficient to satisfy safe passage of vehicles and/or pedestrians within the District. She next cited examples of current overgrown brush and grass near school zones. Finally, she requested that BGE consider changes to the oversight of these matters to improve conditions and address the issues efficiently.

Upon motion by Director Gas, seconded by Director Branyan, the Board voted unanimously to convene into Executive Session pursuant to Section 551.071(1)(A), Texas Government Code, to consult with the District's attorney regarding pending or contemplated litigation. Director Gas announced that Executive Session would be held pursuant to said Government Code provision and closed the meeting to the public at 10:43 a.m. Mr. Martin and Mr. Cristales remained in closed session with the Board. The President reconvened the meeting in open session at 10:58 a.m. No formal action was taken by the Board.

Next, Ms. Gaddis reviewed the following pay estimates and invoices with the Board:

- (i) Change Order No. 3 from LF Miller Construction as a credit in the amount of \$12,814.09 for Windmill Farms Boulevard Sidewalk to North Forney High School;
- (ii) Pay Application No. 7 (final) from LF Miller Construction in the amount of \$8,312.59 for completion of the sidewalk extension to North Forney High School; and
- (iii) Invoice No. 10772 from Miller Services, Inc. in the amount of \$27,431.25 for the provision maintenance services for the creek drainage area.

Following a discussion, Director Gas moved that the Board (i) approve the engineer's report; (ii) approve all pay applications as reflected on the report; and (iii) deny payment of Invoice No. 10772 from Miller Services, Inc. Director Branyan seconded said motion, which carried unanimously.

7. Consideration was next given to the Operator's Report. Mr. Robinson provided an overview of changes forthcoming for utility customer statements to include a new due date for payment of utility services. He noted that Inframark is working to provide notification to customers to include text alerts through the District's website. No formal action was taken by the Board.

8. Consideration was next given to the developer's report. No formal report was heard.

9. 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

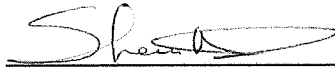
Reports, copies of which are collectively attached hereto as Exhibit "C". Following a discussion, Director Gas moved that the Board approve the bookkeeper's report, and authorize disbursement of funds. Director Branyan seconded said motion, which carried unanimously.

10. 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, October 30, 2025 at 10:00 a.m.

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 11:19 a.m.

(EXECUTION PAGE FOLLOWS)

APPROVED AND ADOPTED this 30th day of October, 2025.



Secretary

(DISTRICT SEAL)

