

**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, November 19, 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. Others in attendance were Ms. McKenna Gaddis of BGE, Inc.; Mr. Scott Norris; Mr. Brent Brock; Ms. Kerry Tovery of Dye & Tovery LLC; and Mr. Ross Martin, attorney and Ms. Genny Lutzel, paralegal with Winstead PC.

1. Call to Order. The meeting was called to order at 12:00 pm.
2. Public Communication and Comment. Mr. Martin opened the meeting for public communication and comment. Hearing none, Director Cummings 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 October 15, 2025, Board of Directors Meeting. Following a discussion, Director Jordan moved that the Board approve the Minutes of October 15, 2025, Board meeting. Director Cummings seconded said motion, which carried unanimously.
4. Financial Advisor Report. In the absence of a representative from the financial advisor, no formal report was heard.
5. Engineer’s Report. Ms. Gaddis 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 “A”. The Board heard an update from the engineer related to the Phase 2 Grading Contract and proposed closeout for paving improvements by Mario Sinacola & Sons Excavating, Inc. She next communicated delays for Phase 2B paving projects at the request of Brightland Homes. Next, BGE requested authorization to bid advertisements for improvements within Phase 6A South. The

Board next heard an update from Ms. Gaddis regarding signage repair and an invoice from Buyers Barricade for temporary sign rental. Following a discussion, Director Douglas moved that the Board approve the engineer's report, with the exception of close out of Phase 2 grading contract pending further review by Brightland Homes and Castle Rock Homes. Director Jordan seconded said motion, which carried unanimously.

6. Developer Report. The Board reviewed drone footage of construction projects within the Green Meadows community. Next, Mr. Norris reported completion of 114 single-family homes within the District. No formal action was taken by the Board.

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

Next, the Board discussed the status of drainage fees due to the District pursuant to that certain Order Establishing District Drainage Utility Fees effective August 28, 2024. Following a discussion, Director Cummings moved that the Board authorize District Counsel to correspond with the District's utility provider, Mustang Special Utility District to request the status of fees dues to the District. Director Watson seconded said motion, which carried unanimously.

8. There being no further business to conduct, the meeting was adjourned at 12:22 p.m., and until further call.

APPROVED AND ADOPTED this 18th day of December, 2025.


Secretary

