

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

October 1, 2025

The Board of Directors ("the "Board") of Kaufman County Fresh Water Supply District No. 1-A (the "District") met in regular session open to the public, on Wednesday, October 1, 2025 at 12:00 noon, at 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201, an official meeting place outside the boundaries of the District. The roll was called of the members of the Board, to wit:

Doug Bynum	President
Kellye Teal	Vice President
VACANT	Secretary
Richard Humphrey	Assistant Secretary
Jenny Berry-Woods	Assistant Secretary

All Directors were present at the commencement of the meeting except for Director Bynum. The following individuals were also present: Mr. Steve Maglisceau of Pillar Income Asset Management; Mr. Cameron Robinson of Inframark; Ms. Kerry Tovery of Dye & Tovery ("D&T"), Mr. Kevin Kessler, P.E. and Mr. Edgar Saucedo, P.E. of LJA Engineering, Inc. ("LJA"); Ms. Darsey Norton, attorney, and Ms. Genny Lutzel, paralegal of Winstead PC.

1. The meeting was called to order at 12:08 p.m.
2. Consideration was next given to public comment and communications. The Board opened the meeting to public comment. Hearing none, Director Teal moved that the Board close the public comment session of the meeting. Director Berry-Woods seconded said motion, which carried unanimously.
3. Consideration was next given to the review and approval of Minutes of September 3, 2025 Board of Directors Meeting. Following a discussion, Director Teal moved that the Board approve the meeting minutes as presented. Director Berry-Woods seconded said motion, which carried unanimously.
4. Consideration was next given to the engineer's report. Mr. Saucedo reviewed the Engineer's Report prepared by LJA, a copy of which is attached hereto as Exhibit "A". He reported the status of discussions with the City of Forney relative to additional water capacity and construction of a 5.0 MG ground storage reservoir. Next, LJA confirmed receipt of bids for the hydrotank addition at the pump station, noting that recommendation of an award of bid will be presented at the next Board of Directors meeting. He next reported ongoing discussions with the District's operator and BGE, Inc. relative to driveway inspection protocol and fees for same. Finally, the Board reviewed a draft proposal from LJA to perform an assessment of the wastewater treatment plant. Following

a discussion, Director Teal moved that the Board approve said report. Director Berry-Woods seconded said motion, which carried unanimously.

5. Consideration was next given to the developer's report. Mr. Maglisceau provided an update to the Board on current and future land use projects within Windmill Farms. No formal action was taken by the Board.
6. Consideration was next given to the operator's report. Mr. Robinson presented to and reviewed with the Board copies of an Operator's Report, a copy of which is attached hereto as Exhibit "B". Following a discussion, Director Teal moved that the Board approve the report. Director Humphrey seconded said motion, which carried unanimously.
7. Consideration was next given to the bookkeeper's report. Ms. Toverly reviewed with the Board copies of (i) an Operating Expense Cash Report and Budget to Actual Analysis; and (ii) Joint Utility Facilities and Operations Report attached hereto as Exhibit C". Following a discussion, Director Bynum moved that the Board approve said reports; and (ii) authorize disbursement of funds as set forth within said reports. Director Teal seconded said motion, which carried unanimously.

[SIGNATURE PAGE FOLLOWS]

After noting that there was no further business to come before the Board, the meeting adjourned at 12:23 p.m.

Alice D. Both
Secretary

(DISTRICT SEAL)

