

**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, October 15, 2025, at 12:00 noon, and the roll was called of the members of the Board, to-wit:

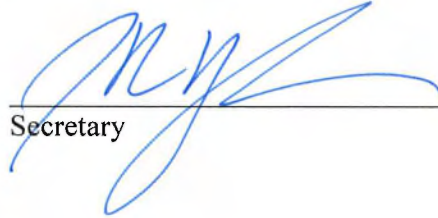
Shane Jordan	President
Michael Cummings	Vice President
James Robert Douglas, III	Secretary
Hal Watson	Assistant Secretary
Michelle Crossland Meeks	Treasurer/Assistant Secretary

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; Ms. April Little of Dye & Toverly LLC; and Mr. Ross Martin, attorney and Ms. Genny Lutzell, paralegal with Winstead PC.

1. Call to Order. The meeting was called to order at 12:03 pm.
2. Public Communication and Comment. Mr. Martin opened the meeting for public communication and comment. Hearing none, Director Watson moved that the Board close the public communication and comment session of the meeting. Director Cummings seconded said motion, which carried unanimously.
3. Minutes of September 17, 2025, Board of Directors Meeting. Following a discussion, Director Watson moved that the Board approve the Minutes of September 17, 2025, Board meeting. Director Douglas 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 grading, utility and paving work within Green Meadows Phases 2A and 2B. The Board next heard an update from Ms. Gaddis regarding signage repair and replacements throughout the Green Meadows subdivision, noting placement of temporary signage. Following a discussion, Director Jordan moved that the Board approve the engineer’s report. Director Douglas seconded said motion, which carried unanimously.

6. Developer Report. No formal report was heard.
7. Property Maintenance Agreement. Mr. Martin presented to and reviewed said Agreement with the Board, a copy of which is attached hereto as Exhibit "B". Following a discussion, Director Watson moved that the Board approve the Property Maintenance License Agreement as presented. Director Douglas seconded said motion, which carried unanimously.
8. Bookkeeper's Report. Ms. Little reviewed with the Board copies of a Bookkeeper's Report, a copy of which is attached hereto as Exhibit "C". Following a discussion, Director Jordan moved that the Board approve the bookkeeper's report, and authorize disbursements listed thereon. Director Watson seconded said motion, which carried unanimously.
9. Renewal of Insurance and Bonds. Mr. Martin reviewed the annual renewal summary with the Board, a copy of which is attached hereto as Exhibit "D". Following a discussion, Director Jordan moved that the Board approve said renewal of insurance policies. Director Cummings seconded said motion, which carried unanimously.
10. There being no further business to conduct, the meeting was adjourned at 12:11 p.m., and until further call.

APPROVED AND ADOPTED this 19th day of November, 2025.


Secretary

