

**MINUTES OF THE MEETING  
OF THE BOARD OF DIRECTORS**

THE STATE OF TEXAS §

COUNTY OF COLLIN §

LAKEHAVEN MUNICIPAL UTILITY DISTRICT OF COLLIN COUNTY §

The Board of Directors (the “Board”) of Lakehaven Municipal Utility District of Collin County (the “District”) met in regular session, open to the public, at 13455 Noel Road, Two Galleria Office Tower, Dallas, Texas 75240 (1st Floor Conference Room), a designated office of the District outside the boundaries of the District, on December 10, 2025, and the roll was called of the members of the Board, to-wit:

Dean Dumke	President
Andrew Prine	Vice President
Guymon Phillips	Secretary
Stephen Pepper	Assistant Secretary
Daniella Giglio	Assistant Secretary

All members of the Board were present at the commencement of the meeting, thus constituting a quorum. Also present were Ms. Darsey Norton, attorney, and Ms. Amy Bieber and Ms. Linda J. Proctor, paralegals, each of Winstead PC; Ms. April Little of Dye & Toverly, LLC (“Bookkeeper”); Mr. Brian Hunnicutt of Green Brick Partners, Inc., a developer of lands within the District; Mr. Bryan Moody and Ms. Rosana Khounsinvong of Kimley-Horn & Associates, Inc. (“Engineer”).

The meeting was called to order at 12:09 p.m.

1. The Board called for public communications and comments. Hearing none, Director Giglio moved that the Board close the public comment section of the meeting. Director Prine seconded said motion, which carried unanimously.

2. The Board next acknowledged receipt of the Minutes from the November 12, 2025, meeting of the Board of Directors. Following a discussion, Director Phillips moved that the Board approve the Minutes as presented. Director Prine seconded said motion, which carried unanimously.

3. The Board next recognized Ms. Norton, who presented to and reviewed with the Board a contingent fee contract (the “Contingent Fee Contract”) with Abernathy, Roeder, Boyd & Hullet, PC, for the collection of delinquent taxes owed to the District, a copy of which is attached hereto as Exhibit “A”. Following a discussion, Director Prine moved that the Board ratify and approve the terms and provisions of the Contingent Fee Contract and the District’s execution of the Contingent Fee Contract. Director Pepper seconded said motion, which carried unanimously.

4. The Board next recognized Mr. Hunnicutt, who updated the Board with regard to development within the District, reporting that Phase 7, the final phase of development, will be finally accepted within the next few days. Mr. Hunnicutt further reported that final landscaping and irrigation in Phases 6 and 7, as well as the second phase of the wastewater treatment plant, will be complete in the first quarter of 2026. No formal action was taken by the Board.

5. The Board next recognized Mr. Moody, who presented to and reviewed with the Board an engineering report dated December 10, 2025, a copy of which is attached hereto as Exhibit "B". Mr. Moody updated the Board with regard to engineering matters within the District, noting that Lakehaven Phase 7 is substantially complete and it would be appropriate at this time for the Board to accept all improvements contracts within that phase.

Next, Mr. Moody recommended approval of the following pay applications:

- Pay Application No. 9 (Retainage) in the amount of \$389,843.48 from KCK Utility Construction, Inc. ("KCK"), under the water, wastewater, and storm drainage improvements contract for Lakehaven Phase 7.
- Pay Application No. 2 in the amount of \$1,719,240.00 from A3 USA for the Farmersville Wastewater Treatment Plant Phase 2.
- Pay Application No. 4 in the amount of \$41,342.60 from KCK for yard piping for the Farmersville Wastewater Treatment Plant Phase 2.

Following a discussion, Director Prine moved that the Board (i) give final acceptance of all improvements contracts within Lakehaven Phase 7 pursuant to the contractors' completion of all remaining punch list items; (ii) approve all pay applications as recommended by the District's Engineer; and (iii) approve the Engineer's report as presented. Director Pepper seconded said motion, which carried unanimously.

6. The Board next recognized Ms. Little, who presented to and reviewed with the Board a bookkeeping report dated December 10, 2025, a copy of which is attached hereto as Exhibit "C". Following a discussion, Director Giglio moved that the Board (i) approve the bookkeeping report as presented; (ii) authorize the payment of bills listed thereon; and (iii) approve the investment of funds as recommended by the Bookkeeper. Director Dumke seconded said motion, which carried unanimously.

There being no further business to conduct, upon motion by Director Dumke, seconded by Director Phillips, and unanimously carried, the Board adjourned at 12:19 p.m. until further call.

*[Signature page follows]*

APPROVED AND ADOPTED this 14<sup>th</sup> day of January, 2026.



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Guymon Phillips, Secretary  
Board of Directors  
Lakehaven Municipal Utility District of Collin  
County