

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

THE STATE OF TEXAS §

COUNTY OF DENTON §

DENTON COUNTY MUNICIPAL UTILITY DISTRICT NO. 11 §

The Board of Directors (the “Board”) of Denton County Municipal Utility District No. 11 (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:

Randy Edwards	President
Carlos Ojeda	Vice President
Kathleen Rains	Secretary
Erin Owens	Assistant Secretary
Anna Cross	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”); Ms. Stephanie White of Kimley-Horn and Associates, Inc. (“Kimley-Horn” or “Engineer”); and Mr. Brian Hunnicutt of Green Brick Partners, a developer of lands within the District

The meeting was called to order at 12:31 p.m.

1. The Board called for public communications and comments. Hearing none, Director Cross moved that the Board close the public comment section of the meeting. Director Ojeda 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 Cross moved that the Board approve the Minutes as presented. Director Edwards seconded said motion, which carried unanimously.

3. The Board next recognized Ms. White, who updated the Board with regard to development within the District, reported that construction on an offsite water line to serve the District is about to begin, and the District’s developer and Engineer are working on decommissioning gas wells within the District. Ms. White further reported that wet utilities within Phase 1 are wrapping up with paving to begin in the first quarter of 2026. No formal action was taken by the Board.

4. The Board next recognized Ms. White, who presented to and reviewed with the Board an engineering report dated December 10, 2025, a copy of which is attached hereto as Exhibit "A", and updated the Board with regard to engineering matters within the District. Ms. White next discussed with the Board the ongoing negotiations with AUC Group, LLC, regarding the lease/purchase contract for the District's wastewater treatment plant, and requested the Board approve the construction contract documents for the project.

Next, Ms. White recommended that the Board approve Pay Application No. 2 in the amount of \$1,461,146.49 from Blue Star Utilities, LLC, under the water, wastewater and storm drainage improvements contract for Rosebrook Phase 1. Following a discussion, Director Cross moved that the Board (i) approve the pay application as recommended by the District's Engineer; (ii) approve the construction contract documents for the wastewater treatment plant lease/purchase; and (iii) approve the Engineer's report as presented. Director Owens seconded said motion, which carried unanimously.

5. 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 "B". Following a discussion, Director Ojeda moved that the Board (i) approve the bookkeeping report; and (ii) authorize the payment of bills listed thereon. Director Cross seconded said motion, which carried unanimously.

There being no further business to conduct, Director Ojeda moved that the meeting be adjourned at 12:36 p.m. Director Ownes seconded said motion, which carried unanimously. The Board adjourned until further call.

[Signature page follows]

APPROVED AND ADOPTED this 14th day of January, 2026.



Kathleen Rains, Secretary
Board of Directors
Denton County Municipal Utility District No. 11