

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

THE STATE OF TEXAS §  
COUNTY OF GRAYSON §  
SUNSET RANCH MUNICIPAL UTILITY DISTRICT OF GRAYSON COUNTY §

The Board of Directors (the “Board”) of Sunset Ranch Municipal Utility District of Grayson 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:

Dan Allen	President
Mason John	Vice President
Michael Trabulsi	Secretary
Daniel Lara	Assistant Secretary
Reid Pierce	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 & Associates, Inc. (“Engineer”); and Mr. Brian Hunnicutt of Green Brick Partners, a developer of land within the District.

The meeting was called to order at 1:01 pm.

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

3. The Board next considered the renewal of District insurance coverages, a copy of the summary of the proposal for which is attached hereto as Exhibit “A”. Following a discussion, Director Pierce moved that the Board approve the renewal of District insurance coverages as presented. Director Allen seconded said motion, which carried unanimously.

4. The Board next recognized Mr. Hunnicutt, who update the Board with regard to development within the District, reporting that lot delivery in Phase 1 is expected in early January

with construction for Phase 2A currently expected to begin in mid-2026. Mr. Hunnicutt further reported that the District's force main will be complete by the end of December and the District's lift station will be complete in January. No formal action was taken by the Board.

5. 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 "B". Ms. White next updated the Board with regard to engineering matters within the District, and next recommended approval of the following pay applications:

- Pay Application No. 12 in the amount of \$20,763.00 from Rey-Mar Construction, LLC ("Rey-Mar"), under the lift station improvements contract for the Sunset Ranch development.
- Pay Application No. 13 in the amount of \$61,326.00 from Rey-Mar under the lift station improvements contract for the Sunset Ranch development.
- Pay Application No. 8 in the amount of \$342,370.80 from Blue Star Utilities, LLC, under the water, wastewater and storm drainage contract for Sunset Ranch Phase 1.

Next, Ms. White recommended that the Board approve a quote from Brandon Industries, Inc. ("Brandon"), in the amount of \$2,284.00 for required District signage. Ms. White next presented to and reviewed with the Board a Detention Pond Maintenance Plan, a copy of which is attached hereto as Exhibit "C". Following a discussion, Director Pierce moved that the Board (i) approve the pay applications as recommended by the District's Engineer; (ii) approve the quote from Brandon as recommended by the District's Engineer; (iii) approve the Detention Pond Maintenance Plan as recommended by the District's Engineer; and (iv) approve the Engineer's report as presented. Director Allen 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 "D". Following a discussion, Director Pierce moved that the Board (i) approve the bookkeeping report as presented; and (ii) authorize the payment of bills listed thereon. Director Allen seconded said motion, which carried unanimously.

There being no further business to conduct, and upon motion by Director Pierce, seconded by Director Allen, and unanimously carried, the Board adjourned at 1:09 p.m. until further call.

*[Signature page follows]*

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

*Reid Piena*



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Michael Trabulsi, ~~Secretary~~ *Assistant*  
Board of Directors  
Sunset Ranch Municipal Utility District of Grayson  
County

