

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

STATE OF TEXAS §

COUNTY OF HUNT §

VERANDAH MUNICIPAL UTILITY DISTRICT OF HUNT COUNTY §

The Board of Directors (the “Board”) of Verandah Municipal Utility District of Hunt County (the “District”) met in regular session, open to the public, at 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201 on Wednesday, December 17, 2025, and the roll was called of the members of the Board, to-wit:

Jon Mitchell	President
Glenn Purcell	Vice President
Jeff Dillon	Secretary
Matthew Bomberger	Assistant Secretary
Glenn D. Dickerson	Assistant Secretary

All members of the Board were present at the commencement of the meeting, thus constituting a quorum. Also in attendance were: Ms. Darsey Norton, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC; Ms. Jennifer Watts of Dye & Toverly, LLC; Mr. Matt Clark and Ms. Megan Rahlfs of Barraza Consulting Group, LLC (“Engineer”); Mr. Jake Finch of Scarborough Lane Development; and Mr. Brian Lopera of McCall Gibson Swedlund Barfoot Ellis PLLC (“Auditor”).

The meeting was called to order at 4:30 p.m.

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

2. The Board next acknowledged receipt of the Minutes from November 19, 2025, Board of Directors meeting. Following a discussion, Director Dillon moved that the Board approve the Minutes as presented. Director Dickerson seconded said motion, which carried unanimously.

3. The Board continued to recognize Mr. Lopera, who presented and reviewed with the Board an Agreed-Upon Procedures (“AUP”) Report for the expenditures from proceeds of the \$11,775,000 Unlimited Tax Utility Bonds, Series 2025 (“Series 2025 Utility Bonds”) a copy of which is attached hereto as Exhibit “A”. Following a discussion, Director Bomberger moved the Board approve the AUP Report subject to final review by the District’s consultants. Director Dickerson seconded said motion, which carried unanimously.

4. Next, the Board considered an Amended District Information Form (“ADIF”), a copy of which is attached hereto as Exhibit “B”. Ms. Norton noted that the ADIF is being updated to reflect the issuance of bonds. Following a discussion, Director Bomberger moved that the Board (i) approve the ADIF as presented; and (ii) authorize the filing of same with the Texas Commission on Environmental Quality and Kaufman County. Director Purcell seconded said motion, which carried unanimously.

5. The Board next considered a quote from Motorola Solutions for purchase of cameras in the total amount of \$58,305.00, a copy of which is attached hereto as Exhibit “C”. Ms. Norton explained that the cameras are required pursuant to the District’s interlocal agreement with the City of Royse City for emergency and law enforcement services. Following a discussion, Director Dillon moved that the Board approve the quote as presented. Director Bomberger seconded said motion, which carried unanimously.

6. The Board deferred action with regard to the emergency services interlocal agreement requirement related to residence limit of registered sex offenders

7. The Board recognized Ms. Rahlfs, who presented to and reviewed with the Board an engineering report dated December 17, 2025, a copy of which is attached hereto as Exhibit “D”, and updated the Board with regard to engineering matters and construction within the District. Ms. Rahlfs next recommended approval of the following invoice and pay applications and invoice:

- Invoice No. 50932 in the amount of \$495.00 from Terradyne Group LLC under the SWPPP maintenance contract.
- Pay Application No. 6 in the amount of \$50,346.90 from Circle H Contractors LP under the water, wastewater, and storm drainage improvements contract from Verandah Phase 8.
- Pay Application No. 2 in the amount of \$148,543.56 from Obra Ramson Excavation, Inc., under the grading improvements contract from Verandah Phase 3E.

Following a discussion, Director Purcell moved that the Board (i) approve the invoice and pay applications as recommended by the District’s Engineer; and (ii) approve the Engineer’s report as presented. Director Bomberger seconded said motion, which carried unanimously.

8. The Board next recognized Mr. Finch, who updated the Board with regard to development within the District, reporting that plans for Phase 11 are complete and plans for Phase 13 are nearly complete and waiting on final homebuilder contracts for those phases. Mr. Finch also noted that the second amenity center will be complete and open for the 2026 pool season. No formal action was taken by the Board.

9. The Board next considered an Amended and Restated Facilities Reimbursement Agreement by and between the District and D. R. Horton-Texas, Ltd., a copy of which is attached hereto as Exhibit “E”. Following a discussion, Director Bomberger moved that the Board ratify

and approve the agreement as presented. Director Mitchell seconded said motion, which carried unanimously.

10. The Board next considered an Amended Rate Order, a copy of which is attached hereto as Exhibit "F". Following a discussion, Director Bomberger moved that the Board ratify and approve the Amended Rate Order as presented. Director Purcell seconded said motion, which carried unanimously.


11. The Board next considered a Resolution Adopting Fire Alarm Permit Rules, a copy of which is attached hereto as Exhibit "G". Following a discussion, Director Mitchell moved that the Board ratify and approve the resolution as presented. Director Bomberger seconded said motion, which carried unanimously.

12. The Board next recognized Ms. Watts, who presented to and reviewed with the Board a bookkeeping report dated December 17, 2025, a copy of which is attached hereto as Exhibit "H". Following a discussion, Director Dickerson 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 District's Bookkeeper. Director Bomberger seconded said motion, which carried unanimously.

There being no further business to conduct, and upon motion by Director Bomberger, seconded by Director Purcell, and unanimously carried, the meeting was adjourned at 4:53 p.m.

*[Signature page follows]*

APPROVED AND ADOPTED the 21<sup>st</sup> day of January, 2026.

By:   
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Jeff Dillon, Secretary  
Board of Directors

