

**Minutes of Meeting  
Board of Directors  
Kaufman County Fresh Water Supply District No. 1-D**

**December 18, 2025**

The Board of Directors (the "Board") of Kaufman County Fresh Water Supply District No. 1-D (the "District") met in regular session by open to the public on Thursday, December 18, 2025 at 10:00 a.m., at Inframark, 9558 Helms Trail, Suite 100, Forney, Texas 75126, an official meeting place outside the boundaries of the District. The roll was called of the members of the Board, to wit:

Neima Gas	President
Jasmine Sosa	Vice President
Shena D. Mitchell	Secretary
VACANT	Treasurer/Asst. Secretary
Robert (Bo) Branyan	Assistant Secretary

All Directors were present at the meeting. The following individuals were also present: Mr. John Kirk of Pillar Income Asset Management, developers within the District; Mr. Caether Crutsinger of Triton Consulting Group, Inc.; Mr. Bryant Caswell, P.E. and Mr. David Lacy, P.E. with BGE, Inc. the District's engineer; Ms. Kerry Tovery of Dye & Tovery, LLC, the District's Bookkeeper; Ms. Ariel of Inframark, LLC, the District's Operator; Kaufman County Constable Jerry Kitchens; Ms. Darsey Norton, attorney, and Ms. Genny Lutzell, paralegal, of Winstead PC, the District's attorney.

1. The meeting was called to order at 10:02 a.m.
2. The Board opened the meeting to public communications and comment. The Board recognized Mr. Kirk, who introduced himself to the Board. Hearing no other public communications or comments, Director Branyan moved that the Board close the public comment session of the meeting. Director Gas seconded the motion, which carried unanimously.
3. Consideration was next given to the draft Minutes of the November 20, 2025, Board of Directors meeting. Following a discussion, Director Branyan moved to approve the minutes as drafted. Director Gas seconded said motion, which carried unanimously.
4. Consideration was next given to the patrol activity report, a copy of which is attached hereto as Exhibit "A". Constable Kitchens discussed the patrol activity report with the Board. Following a discussion, Director Branyan moved that the Board approve the patrol activity report. Director Gas seconded said motion, which carried unanimously.
5. Consideration was next given to a communications consultant report, a copy of which is attached hereto as Exhibit "B". Next, Mr. Crutsinger reviewed proposed changes to fees of services provided by Triton Consulting Group, LLC as reflected in Schedule A to the Communications Consulting and Maintenance Agreement ("Communications Agreement") with

the District, attached hereto as Exhibit "C". The Board requested clarification of rates charged by Senior Partners and factors to determine the need to engage crisis management services. Following a discussion, Director Branyan moved that the Board (i) approve the communications report; and (ii) authorize the amended Communications Agreement by and between Triton Consulting Group, LLC and the District. Director Gas seconded said motion, which carried unanimously.

6. Consideration was next given to the Engineer's Report, a copy of which is attached hereto as Exhibit "D". Mr. Lacy provided the Board with a status of the construction projects within the District, including an update regarding 2025 CIP Repair work projects as noted on the report. He next reviewed the following pay estimates with the Board:

(i) Pay Application No. 3 from LF Miller Construction in the amount of \$13,307.00 in connection with the 2025 CIP Repairs; and

(ii) Invoice No. 9595992 from BrightView Landscape Services in the amount of \$7,952.58 for maintenance of drainage areas.

Upon motion by Director Gas, second by Director Branyan, the Board voted unanimously to convene into Executive Session pursuant to Section 551.071(1)(A), Texas Government Code, to consult with the District's attorney regarding pending or contemplated litigation. Director Gas announced the Executive Session would be held pursuant to said Government Code provision and closed the meeting to the public at 11:21 a.m. Ms. Norton remained in closed session with the Board. The President reconvened the meeting in open session at 11:44 a.m. Upon motion made by Director Gas, seconded by Director Branyan, the Board voted unanimously to authorize the District's bookkeeper to remit payment to Miller Services for maintenance services in the amount of \$21,945.00.

Next, Mr. Lacy requested that the Board authorize: (i) a proposal from AWP in the amount of \$986.00 for repairs needed for the flashing sign at Brown Middle School, including a new time clock and reprogramming; (ii) a pricing proposal from AWP regarding an on-call sign contract; and (iii) a proposed striping and signage plan in the amount of \$23,360.00 for a right turn lane on Irongate Boulevard and additional striping and crosswalk improvements along Irongate Boulevard and at the Falcon Way intersection as more particularly described in the Engineer's Report.

The Board next reviewed additional proposals prepared by BrightView Landscape Services for removal of (i) beaver dams; (ii) dead trees; (iii) silt fencing; and (iv) trash removal services, copies of which are collectively attached hereto as Exhibit "E".

Following a discussion, Director Gas moved that the Board (i) approve the Engineer's Report; and (ii) approve payment of Invoice No. 9595992 to BrightView Landscape Services in the amount of \$7,952.58 in connection with Drainage Maintenance; (iii) approve the proposal from AWP in the amount of \$986.00 for repairs needed for the flashing sign at Brown Middle School, including a new time clock and reprogramming; (iv) approve the pricing proposal from AWP regarding an on-call sign contract; (v) approve the proposed striping and signage plan in the amount of \$23,360.00 for a right turn lane on Irongate Boulevard and additional striping and crosswalk improvements along Irongate Boulevard and at the Falcon Way intersection; and (vi)

authorize BrightView to remove two trees on along the retaining wall for an amount not to exceed \$4,000. Director Branyan seconded said motion, which carried unanimously.

7. Consideration was next given to the Operator's Report, a copy of which is attached hereto as Exhibit "F". Following a discussion, Director Gas moved that the Board approve the operator's report as presented. Director Branyan seconded said motion, which carried unanimously.

8. Consideration was next given to an Amended Rate Order, a copy of which is attached hereto as Exhibit "G". Ms. Norton presented and reviewed with the Board the Amended Rate Order and the charges described therein, which would become effective February 1, 2026. Following a discussion, Director Gas moved that the Board approve the Amended Rate Order as presented. Director Branyan seconded said motion, which carried unanimously.

9. Consideration was next given to a Settlement and Release Agreement among the District, Kaufman County Fresh Water Supply District No. 1-B, and Kaufman County Fresh Water Supply District No. 1-C, a copy of which is attached hereto as Exhibit "H". Ms. Norton discussed the settlement provisions with the Board. Following a discussion, Director Gas moved that the Board approve the Settlement and Release Agreement as presented. Director Branyan seconded said motion, which carried unanimously.


10. Consideration was next given to the developer's report. The Board recognized Mr. Kirk, who provided the Board with a brief overview of development projects. No formal action was taken by the Board.

11. Consideration was next given to the Bookkeeper's Report. Ms. Toverly presented and reviewed with the Board the Bookkeeper's Report and Joint Utilities Facilities and Operations Reports, copies of which are collectively attached hereto as Exhibit "I". Ms. Toverly advised the Board that Walden Pond meter is not functioning, noting that additional review is required by consultants. Following a discussion, Director Gas moved that the Board approve the Bookkeeper's report and authorize disbursement of funds. Director Branyan seconded said motion, which carried unanimously.

12. Next Meeting Date. Upon motion duly made, seconded, and unanimously carried, the Board scheduled the next regular meeting of the Board of Directors for Thursday, January 22, 2026 at 10:00 a.m. at 9558 Helms Trail, Suite 100, Forney, Texas 75126.

After noting no further business to come before the Board, and upon motion duly made, seconded, and unanimously carried, the Board adjourned the meeting at 11:44 a.m.

APPROVED AND ADOPTED this 22nd day of January, 2026.

  
Secretary

