

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

THE STATE OF TEXAS §

COUNTY OF COLLIN §

BAINBRIDGE MUNICIPAL UTILITY DISTRICT OF COLLIN COUNTY §

The Board of Directors (the “Board”) of Bainbridge 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), outside the boundaries of the District, on January 14, 2026, and the roll was called of the members of the Board to-wit:

Kathy Harder	President
Bridge Brinkman	Vice President
Amanda Bradley	Secretary
Braxton Adamson	Assistant Secretary
Colin Markes	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; Mr. Luisenrique Aranda Beyer of Robert W. Baird & Co. (“Baird”); Ms. Alexandra Dollahite of Kimley-Horn (“Engineer”); and Mr. Brian Hunnicutt of Green Brick Partners, a developer of lands within the District (“Developer”).

The meeting was called to order at 11:32 a.m.

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

3. The Board next recognized Mr. Hunnicutt, who updated the Board with regard to development within the District, reporting that he anticipates grading work for Phase 1 to be completed in mid to late March 2026. Mr. Hunnicutt further reported that Developer is negotiating with the City of Princeton to provide water and sewer services to the District rather than building a separate water treatment plant to serve the District. Developer is waiting to bid utilities until the provider of water and sewer services to the District has been determined. No formal action was taken by the Board.

4. The Board next recognized Ms. Dollahite, who presented to and reviewed with the Board an engineering report dated January 14, 2026, a copy of which is attached hereto as Exhibit "A", and updated the Board with regard to engineering matters within the District. Ms. Dollahite next requested that the Board approve issuance of the Notice to Proceed to Chris Harp Construction, LLC ("Harp") for the grading improvements contract for Phase 1.

Following a discussion, Director Brinkman moved that the Board (i) approve issuance of the Notice to Proceed to Harp for the grading improvements contract for Phase I; and (ii) approve the Engineer's report as presented. Director Markes 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 January 14, 2026, a copy of which is attached hereto as Exhibit "B". Ms. Little also noted a cost-of-living increase of hourly rates pursuant to the District's bookkeeping services agreement. Following a discussion, Director Harder moved that the Board (i) approve the bookkeeping report; and (ii) authorize the payment of bills listed thereon. Director Markes seconded said motion, which carried unanimously.

6. The Board next recognized Ms. Norton, who reviewed the District's current Investment Policy, dated July 8, 2025, with the Board. Ms. Norton noted that an annual review of said Policy is required, and that no amendments to the Investment Policy are recommended by the District's legal counsel at this time. Next, Ms. Norton presented to and reviewed with the Board a Resolution Acknowledging Annual Review of the Investment Policy and Investment Strategies, a copy of which is attached hereto as Exhibit "C". Following a discussion, Director Bradley moved that the Board approve the Resolution as presented. Director Brinkman seconded said motion, which carried unanimously.

7. Ms. Norton next presented to and reviewed with the Board a Resolution Adopting Prevailing Wage Rate Scale for Construction Projects, a copy of which is attached hereto as Exhibit "D". Following a discussion, Director Harder moved that the Board adopt the Resolution as presented. Director Brinkman seconded said motion, which carried unanimously.

8. Ms. Norton next presented to and reviewed with the Board a Resolution Designating Depositories and Establishing Investment Accounts for Deposit of District Funds, a copy of which is attached hereto as Exhibit "E". Following a discussion, Director Brinkman moved that the Board approve the Resolution as presented. Director Harder seconded said motion, which carried unanimously.

9. The Board next considered the supplemental agenda. Ms. Norton presented to and reviewed with the Board (i) an Order Approving Engineer's Report and Calling Confirmation and Directors Election, Utility Bond Election, Utility Refunding Bond Election, Road Bond Election, Road Refunding Bond Election, and Maintenance Tax Election (the "Order"), a copy of which is attached hereto as Exhibit "F" and (ii) an agreement with Collin County regarding said election (the "Agreement"), a copy of which is attached hereto as Exhibit "G". Following a discussion, Director Brinkman moved that the Board (i) approve the Order and Agreement as presented; and (ii) authorize distribution of the Notice of Election. Director Markes seconded said motion, which carried unanimously.

There being no further business to conduct, Director Brinkman moved that the meeting be adjourned at 11:43 a.m. Director Markes seconded said motion, which carried unanimously. The Board adjourned until further call.

[Signature page follows]

APPROVED AND ADOPTED this 11th day of February, 2026.



Amanda Bradley, Secretary
Board of Directors
Bainbridge Municipal Utility District of Collin
County

