

**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, January 21, 2026, 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. Sarah Landiak, 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”); and Mr. Jake Finch of Scarborough Lane Development. Mr. Jon Durnell of McCall Gibson Swedlund Barfoot Ellis PLLC (“Auditor”) joined the meeting by telephone conference.

The meeting was called to order at 12:04 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 December 17, 2025, Board of Directors meeting. Following a discussion, Director Bomberger moved that the Board approve the Minutes as presented. Director Purcell seconded said motion, which carried unanimously.

3. The Board next recognized Mr. Durnell, who presented to and reviewed with the Board a draft of the District’s audit for the fiscal year ended September 30, 2025, a copy of which is attached hereto as Exhibit “A”. Following a discussion, Director Dickerson moved that the Board (i) approve the audit as presented; and (ii) authorize the District’s auditor to file the audit with the Texas Commission on Environmental Quality. Director Bomberger seconded said motion, which carried unanimously.

4. The Board next considered a letter agreement by and between the District and the City of Royse City, Texas, regarding the District's compliance with the First Amendment to Interlocal Agreement for Law Enforcement and Fire Protection Services ("ILA"), a copy of which is attached hereto as Exhibit "B". Ms. Landiak explained that the District has tried in good faith to work with Hunt County to comply with a provision in the ILA related to designation of residence limits within the District applicable to registered sex offenders; however, the County is currently unable to assist in the designation of such restrictions outside the City limits. Therefore, the District and City are entering into the letter agreement to confirm that the District is not in default of the ILA in spite of being able to comply with such provision. Following a discussion, Director Dillon moved that the Board approve the letter agreement as presented. Director Dickerson seconded said motion, which carried unanimously.

5. The Board recognized Ms. Rahlfs, who presented to and reviewed with the Board an engineering report dated January 21, 2026, a copy of which is attached hereto as Exhibit "C", 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:

- Invoice No. 51291 in the amount of \$495.00 from Terradyne Group LLC under the SWPPP maintenance contract.
- Pay Application No. 1 in the amount of \$513,005.94 from Gilco Contracting, Inc., under the paving improvements contract from Verandah Phase 8.
- Pay Application No. 3 in the amount of \$280,012.50 from Obra Ramson Excavation, Inc., under the grading improvements contract from Verandah Phase 3E.

Following a discussion, Director Bomberger 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 Purcell seconded said motion, which carried unanimously.

6. The Board next recognized Mr. Finch, who updated the Board with regard to development within the District, reporting that Phase 8 and 3E continue to be under construction, and the developer team is waiting on confirmed interest from homebuilders before proceeding with development of future phases. Following a discussion, Director Dickerson moved that the Board approve the developer's report as presented. Director Bomberger seconded said motion, which carried unanimously.

7. The Board next recognized Ms. Watts, who presented to and reviewed with the Board a bookkeeping report dated January 21, 2026, a copy of which is attached hereto as Exhibit "D". Following a discussion, Director Bomberger 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 Dickerson seconded said motion, which carried unanimously.

8. The Board next recognized Ms. Landiak, who reviewed the District's current

Investment Policy, dated February 11, 2020, with the Board. Ms. Landiak 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. Landiak 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 "E". Following a discussion, Director Purcel moved that the Board approve the Resolution as presented. Director Bomberger seconded said motion, which carried unanimously.

9. The Board next considered a Resolution Adopting Prevailing Wage Rate Scale for Construction Projects, a copy of which is attached hereto as Exhibit "F". Following a discussion, Director Dickerson moved that the Board adopt the Resolution as presented. Director Bomberger seconded said motion, which carried unanimously.

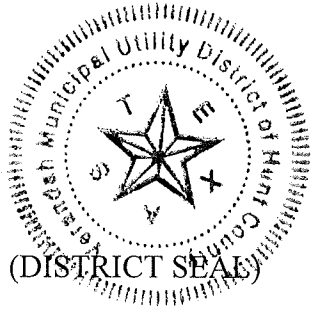
10. The Board next considered a Resolution Designating Depositories and Establishing Investment Accounts for Deposit of District Funds, a copy of which is attached hereto as Exhibit "G". Following a discussion, Director Dillon moved that the Board approve the Resolution as presented. Director Bomberger seconded said motion, which carried unanimously.

11. The Board next considered the supplemental agenda. Ms. Landiak presented to and reviewed with the Board an Order Calling Directors Election, a copy of which is attached hereto as Exhibit "H". Following a discussion, Director Dillon moved that the Board (i) approve the Order as presented; and (ii) authorize distribution of the Notice of Election. Director Dickerson seconded said motion, which carried unanimously.

There being no further business to conduct, and upon motion by Director Dillon, seconded by Director Bomberger, and unanimously carried, the meeting was adjourned at 12:24 p.m.

[Signature page follows]

APPROVED AND ADOPTED the 18th day of February, 2026.



By: 
Jeff Dillon, Secretary
Board of Directors