

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

THE STATE OF TEXAS §

COUNTY OF COLLIN §

LAKEHAVEN MUNICIPAL UTILITY DISTRICT OF COLLIN COUNTY §

The Board of Directors (the “Board”) of Lakehaven Municipal Utility District of Collin County (the “District”) met in regular session, open to the public, at 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201, a designated office of the District outside the boundaries of the District, on November 12, 2025, and the roll was called of the members of the Board, to-wit:

Dean Dumke	President
Andrew Prine	Vice President
Guymon Phillips	Secretary
Stephen Pepper	Assistant Secretary
Daniella Giglio	Assistant Secretary

All members of the Board were present at the commencement of the meeting, thus constituting a quorum. Also present were Mr. Victor Cristales, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC; Ms. April Little of Dye & Toverly, LLC (“Bookkeeper”); Mr. Brian Hunnicutt of Green Brick Partners, Inc., a developer of lands within the District; Mr. Luisenrique Aranda Beyer of Robert W. Baird & Co.; and Mr. Bryan Moody and Ms. Rosana Khounsinvong of Kimley-Horn & Associates, Inc. (“Engineer”).

The meeting was called to order at 12:02 p.m.

1. The Board called for public communications and comments. Hearing none, Director Giglio moved that the Board close the public comment section of the meeting.

2. The Board next acknowledged receipt of the Minutes from the October 8, 2025, meeting of the Board of Directors. Following a discussion, Director Dumke moved that the Board approve the Minutes as presented. Director Giglio 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 Dumke moved that the Board approve the renewal of District insurance coverages as presented. Director Pepper seconded said motion, which carried unanimously.

4. The Board next recognized Mr. Hunnicutt, who updated the Board with regard to development within the District, reporting that phase 2 of the wastewater treatment plant is on track for acceptance by the City of Farmersville in early January, and all remaining phases of the

Lakehaven development should be ready for final acceptance by the District in December. Mr. Hunnicutt further reported that Phase 6 was delivered to homebuilders in October, and a final walkthrough of Phase 7 is scheduled for next week. No formal action was taken by the Board.

5. The Board next recognized Mr. Moody, who presented to and reviewed with the Board an engineering report dated November 12, 2025, a copy of which is attached hereto as Exhibit "B". Mr. Moody updated the Board with regard to engineering matters within the District, and next recommended approval of the following pay applications and change order:

- Pay Application No. 7 in the amount of \$89,123.15 from Hammett Excavation, Inc. under the grading improvements contract for Lakehaven Phase 6.
- Pay Application No. 7 in the amount of \$4,968.00 from KCK Utility Construction, Inc. ("KCK"), under the water, wastewater, and storm drainage improvements contract for Lakehaven Phase 6.
- Pay Application No. 8 in the amount of \$230,310.23 from KCK the water, wastewater, and storm drainage improvements contract for Lakehaven Phase 6.
- Pay Application No. 9 in the amount of \$104,987.25 from Hammett Excavation, Inc. under the grading improvements contract for Lakehaven Phases 7 and 8.
- Pay Application No. 4 in the amount of \$185,573.75 from Chris Harp Construction, LLC under the paving, signage, and lighting improvements contract for Lakehaven Phases 7.
- Change Order No. 2 in the amount of (\$5,482.12) from Bar Constructors for concrete for the Farmersville Wastewater Treatment Plant Phase 2.
- Pay Application No. 3 in the amount of \$8,460.00 from KCK for yard piping for the Farmersville Wastewater Treatment Plant Phase 2.

Following a discussion, Director Phillips moved that the Board (i) approve all pay applications and the change order as recommended by the District's Engineer; and (ii) approve the Engineer's report as presented. Director Prine 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 November 12, 2025, a copy of which is attached hereto as Exhibit "C". Following a discussion, Director Pepper 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 Bookkeeper. Director Prine seconded said motion, which carried unanimously.

There being no further business to conduct, upon motion by Director Dumke, seconded by Director Giglio, and unanimously carried, the Board adjourned at 12:15 p.m. until further call.

*[Signature page follows]*

APPROVED AND ADOPTED this 10<sup>th</sup> day of December, 2025.



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Guymon Phillips, Secretary  
Board of Directors  
Lakehaven Municipal Utility District of Collin  
County

