

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

THE STATE OF TEXAS §  
COUNTY OF DENTON §  
BROOKFIELD WATER CONTROL AND IMPROVEMENT DISTRICT OF DENTON §  
COUNTY

The Board of Directors (the "Board") of Brookfield Water Control and Improvement District of Denton County (the "District") met in regular session, open to the public, at 300 Throckmorton Street, Suite 1700, Fort Worth, Texas 76102, a designated office of the District outside the boundaries of the District, on November 7, 2025, and the roll was called of the members of the Board to-wit:

Garrett O’Grady	President
Rachel Knight	Vice President
Stacy Lynch	Secretary
Stephanie Rich	Assistant Secretary
Waymon D. Hyde	Assistant Secretary

All members of the Board were present at the commencement of the meeting with the exception of Director Hyde, thus constituting a quorum. Also present were Ms. Stefani Chastain of Dye & Toverly, LLC (“Bookkeeper”); Ms. Taylor Elliott, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC; Mr. Kevin Murphy of Pape-Dawson Engineers, Inc. (“Engineer”); and Mr. Brian Lopera of McCall Gibson Swedlund Barfoot Ellis PLLC (“Auditor”).

The meeting was called to order at 12:03 p.m.

1. The Board opened the meeting to public communication or comment. Hearing none, Director Rich moved that the Board close the public comment section of the meeting. Director Knight seconded said motion, which carried unanimously.

2. The Board next reviewed the Minutes from the September 19, 2025, Board of Directors meeting. Following a discussion, and upon motion by Director O’Grady, seconded by Director Knight and unanimously carried, the Board approved the minutes as presented.

3. The Board continued to recognize Mr. Lopera, who presented to and reviewed with the Board a draft of the audit for the fiscal year ended July 31, 2025, a copy of which is attached hereto as Exhibit “A”. Following a discussion, Director O’Grady moved that the Board (i) approve the audit as presented; and (ii) authorize the District’s auditor to file the same with the Texas Commission on Environmental Quality as required. Director Knight seconded said motion, which carried unanimously.

4. The Board deferred action with regard to an Interlocal Cooperation Agreement for Fire Protection and Emergency Ambulance Services by and between the District and Denton County.

5. In the absence of a developer representative, the Board deferred action with regard to a developer's report.

6. The Board next continued to recognize Mr. Murphy, who presented to and reviewed with the Board an Engineer's report dated November 7, 2025, a copy of which is attached hereto as Exhibit "B", and updated the Board regarding engineering matters within the District. Next, Mr. Murphy recommended approval of the following pay applications and change orders:

- Pay Application No. 17 in the amount of \$740,775.37 from Wright Construction Co., Inc. ("Wright") under the water, wastewater, and storm drainage improvements contract for Lone Star at Liberty Trails Phases 1A.
- Pay Application No. 18 in the amount of \$17,062.20 from Wright under the water, wastewater, and storm drainage improvements contract for Lone Star at Liberty Trails Phases 1A.
- Pay Application No. 19 in the amount of \$1,895.80 from Wright under the water, wastewater, and storm drainage improvements contract for Lone Star at Liberty Trails Phases 1A.
- Change Order No. 12 in the amount of \$5,000.00 from Wright under the water, wastewater, and storm drainage improvements contract for Lone Star at Liberty Trails Phases 1A.
- Pay Application No. 9 in the amount of \$220,700.03 from Glenn Thurman, Inc., under the paving improvements contract for Lone Star at Liberty Trails Phases 1A.

Next, Mr. Murphy presented a plan for "no parking" signage along Pembine Lane, recommending that the Board approve the purchase and installation of four signs for that roadway. Finally, Mr. Murphy noted that all punch list items are complete for the paving, storm drainage, and street light improvements in Lone Star at Liberty Trails Phases 1A and that City of Forth Worth has given its final approval of all improvements; therefore, it would be appropriate at this time for the District to give final acceptance of those contracts as well. Following a discussion, Director O'Grady moved that the Board (i) approve the pay applications and change orders as recommended by the District's Engineer; (ii) approve the purchase and installation of four "no parking" signs for Pembine Lane; (iii) give final acceptance of the paving, storm drainage, and street light improvements for Lone Star at Liberty Trails Phases 1A; and (iv) approve the Engineer's report as presented. Director Knight seconded said motion, which carried unanimously.

7. The Board next recognized Ms. Chastain, who presented to and reviewed with the Board copies of a bookkeeping report dated November 7, 2025, a copy of which is attached hereto as Exhibit "C". Following a discussion, Director Knight moved that the Board (i) approve the bookkeeping report as presented; (ii) authorize the payment of bills listed thereon; and (iii)

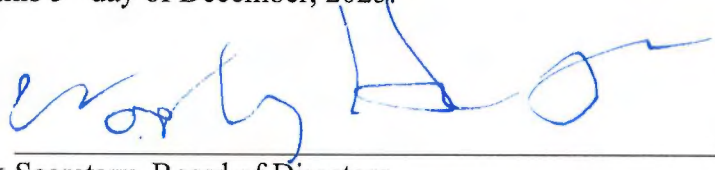
approve the investment of funds as recommended by the District's Bookkeeper. Director Lynch seconded said motion, which carried unanimously.

8. The Board next considered a Resolution Adopting Amended Operations Budget and Resolution Adopting Amended Debt Service Budget for the fiscal year ending July 31, 2026, copies of which are attached hereto as Exhibit "D". Following a discussion, Director Knight moved that the Board adopt the resolutions as presented. Director O'Grady seconded said motion, which carried unanimously.

There being no further business to conduct, Director Rich moved that the meeting be adjourned, which motion was seconded by Director Knight and unanimously carried, whereupon the Board adjourned at 12:27 p.m. until further call.

*[Signature page follows]*

APPROVED AND ADOPTED this 5<sup>th</sup> day of December, 2025.



*Asst.* Secretary, Board of Directors  
Brookfield Water Control and Improvement  
District of Denton County

