

MINUTES OF THE MEETING
OF THE
BOARD OF DIRECTORS

THE STATE OF TEXAS §
COUNTY OF DENTON §
SMILEY ROAD WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2 §

The Board of Directors (the "Board") of Smiley Road Water Control and Improvement District No. 2 (also sometimes referred to herein as the "District") met in special session, open to the public, at 2595 Dallas Parkway, Suite 101, Frisco, Texas 75034, an office outside the boundaries of the District, on Tuesday, September 16, 2025, at 8:15 a.m., and the roll was called of the members of the Board to-wit:

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Julie Fernandez	President
Linda Baker	Vice President
Britt Dean	Secretary
Lawrence A. Cates	Assistant Secretary
Jack Sitzer	Assistant Secretary

All members of the Board were present at the commencement of the meeting with the exception of Director Baker and Director Sitzer. Also present were Mr. Scott Norris of Land Advisors, Ltd.; Mr. Jason Frey, P.E. and Mr. Adam Claycombe, P.E. of BGE, Inc.; Ms. Brandi Galindo of Dye & Toverly, LLC, the District's Bookkeeper; Ms. Darsey Norton, attorney, and Ms. Amy Bieber, paralegal, of Winstead PC.

1. Call to Order. The meeting was called to order at 8:32 a.m., and evidence was presented that public notice of such meeting had been given as required by law.

2. Public Comments and Communications. After noting that there were no members of the public present at the meeting, Director Fernandez moved that the Board close the public comment session of the agenda. Director Dean seconded said motion, which carried unanimously.

3. Minutes of August 25, 2025 Board Meeting. Following a discussion, Director Cates moved that the Board approve the Minutes of the August 25, 2025 Board of Directors meeting, as presented. Director Fernandez seconded said motion, which carried unanimously.

4. Engineer's Report. Mr. Frey next reviewed the Engineer's Report prepared by BGE, a copy of which is attached hereto as Exhibit "A". He then provided an update for Green Meadows Five Infrastructure Projects and Green Meadows Projects.

Next, Mr. Frey requested approval of bid advertisements for excavation, paving, and utility improvements for Green Meadows Tract 9A, 4A, 4B, and 4C. The Board next reviewed a

recommendation on behalf of Spiars Engineering and Survey to ratify and approve an award of contract to Acadia Services, LLC for Phase One utility improvements in Green Meadows Tracts 7 and 8. The bid opening occurred on August 13, 2025 and the lowest bidder was Acadia Services, LLC for a contract totaling an amount of \$5,990,274.81.

Finally, the Board reviewed the following Pay Applications and Change Orders for various phases within the District:

(i) Pay Application No. 1 from KIK Underground, LLC in the amount of \$503,615.97 for the Green Meadows Tract 3A and Carey Road improvements.

(ii) Pay Application No. 2 from L.H. Lacy Company, LTD in the amount of \$766,023.42 for the Green Oaks at Green Meadows Ph 1A (Phase 10) improvements;

(iii) Pay Application No. 4 from DeLeon Excavating, LLC in the amount of \$334,610.10 for the Green Meadows Tract 5 – excavation;

(iv) Pay Application No. 11 from Mario Sinacola & Sons Excavating, Inc. in the amount of \$1,686,315.67 for the Green Meadows Five Infrastructure Projects;

(iv) Change Order No. 1 from L.H. Lacy Company, LTD in the amount of \$59,514.76 for the Grand Oaks at Green Meadows Ph 1A (Tract 10); and

(v) Change Order No. 2 from L.H. Lacy Company, LTD in the amount of \$63,178.87 for the Grand Oaks at Green Meadows Ph 1A (Tract 10).

Following a discussion, Director Dean moved that the Board (i) approve the Engineer's Report; (ii) concur with advertisement of bids and award of bids as recommended by BGE, Inc; and (iii) approve all Pay Applications and Change Orders as presented. Director Fernandez seconded said motion, which carried unanimously.

5. Developer's Report. No formal report was heard.

6. Property Maintenance Agreement by and between homeowners' association and the District. The Board deferred action on the matter.

7. Bookkeeper's Report. Ms. Galindo presented to and reviewed with the Board copies of a Bookkeeper's Report, a copy of which is attached hereto as Exhibit "B". Following a discussion, Director Fernandez moved that the Board: (i) approve the Bookkeeper's Report as presented; and (ii) authorize payment of bills presented by checks drawn on the District's accounts as listed thereon. Director Dean seconded said motion, which carried unanimously.

There being no further business to conduct, Director Dean moved that the meeting be adjourned at 8:51 a.m. Director Fernandez seconded said motion, which carried unanimously. The Board adjourned until further call.

APPROVED AND ADOPTED this 2nd day of December, 2025.


Secretary

