

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

STATE OF TEXAS §

COUNTY OF DENTON §

SMILEY ROAD WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 §

The Board of Directors (the “Board”) of Smiley Road Water Control and Improvement District No. 1 (“SRWCID No. 1” or the “District”) met in regular session, open to the public, at 2595 Dallas Parkway, Suite 101, Frisco, Texas 75034, an office outside the boundaries of the District, on Wednesday, February 18, 2026, at 12:00 noon, and the roll was called of the members of the Board, to-wit:

Shane Jordan	President
Michael Cummings	Vice President
James Robert Douglas, III	Secretary
Hal Watson	Assistant Secretary
Michelle Crossland Meeks	Treasurer/Assistant Secretary

All members of the Board were present at the commencement of the meeting with the exception of Director Douglas and Director Meeks. Others in attendance were Ms. McKenna Gaddis, P.E. of BGE, Inc.; Mr. Scott Norris of Tomlin Investments; Mr. Kendall Hamrick of DRG Group; Mr. Chad Harkin of CastleRock Communities; Ms. April Little of Dye & Toverly LLC; and Mr. Ross Martin, attorney and Ms. Genny Lutzell, paralegal with Winstead PC.

1. Call to Order. The meeting was called to order at 12:03 pm.
2. Public Communication and Comment. Hearing none, Director Watson moved that the Board close the public communication and comment session of the meeting. Director Jordan seconded said motion, which carried unanimously.
3. Minutes of January 21, 2026, Board of Directors Meeting. Following a discussion, Director Jordan moved that the Board approve the Minutes of January 21, 2026, Board meeting. Director Cummings seconded said motion, which carried unanimously.
4. Review letter to the Board Confirming Candidates for May 2, 2026 Directors’ Election and adoption of Order Declaring Unopposed Candidates Elected and Cancelling Directors’ Election. Mr. Martin reviewed both instruments with the Board, collectively attached hereto as Exhibit “A”. Following a discussion, Director Cummings moved that the Board acknowledge receipt of the letter, and adopt the Order as presented. Director Watson seconded said motion, which carried unanimously.
5. Financial Advisor Report. In the absence of a representative from the financial advisor, no formal report was heard.

6. Engineer's Report. Ms. Gaddis presented to and reviewed with the Board copies of an Engineer's Report prepared by BGE, Inc., a copy of which is attached hereto as Exhibit "B". The Board heard an update regarding completion of the Green Meadows Phase 2 grading contract with Sinacola. Grading, utility and paving contracts for Green Meadows Phase 6A have been finalized and pending receipt of fully executed copies of all related contracts. Finally, BGE is working on the asset collection summary for presentation at a future meeting. Following a discussion, Director Jordan moved that the Board approve the Engineer's Report. Director Watson seconded said motion, which carried unanimously.

7. Developer Report. The Board heard an update regarding interest in the commercial retail tract. Next, the Board discussed timing for receipt of an estimate and certified values for the District. No formal action was taken by the Board.

8. Bookkeeper's Report. Ms. Little reviewed with the Board copies of a Bookkeeper's Report, a copy of which is attached hereto as Exhibit "C". Following a discussion, Director Watson moved that the Board approve the bookkeeper's report, and authorize disbursements listed thereon. Director Cummings seconded said motion, which carried unanimously.

9. There being no further business to conduct, the meeting was adjourned at 12:15 p.m., and until further call.

APPROVED AND ADOPTED this 18th day of March, 2026.



Secretary

