

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

THE STATE OF TEXAS §

COUNTY OF DENTON §

TABOR RANCH MUNICIPAL UTILITY DISTRICT OF DENTON COUNTY §

The Board of Directors (the "Board") of Tabor Ranch Municipal Utility District of Denton County (the "District") met in special session, open to the public, at 10:00 a.m. on Friday, January 23, 2026, at the offices of Alluvium Development, 520 Hawkins Run Road, Midlothian, Texas 76065, a meeting place located outside the boundaries of the District. The roll was called of the members of the Board to-wit:

|                  |                     |
|------------------|---------------------|
| Felix Wong       | President           |
| Mauricio Dardano | Vice President      |
| Buck Nguyen      | Secretary           |
| Damian Perez     | Assistant Secretary |
| Darrell Rogers   | Assistant Secretary |

All members of the Board were present at the commencement of the meeting with the exception of Director Dardano and Director Nguyen. Mr. Jonathan Jobe of Alluvium Development was also present. Others in attendance by video and audio conference were Ms. Jana Vinsonhaler of Inframark, LLC, the District's operator; Ms. Kathleen Martinez of Dye & Toverly LLC; Mr. Ricardo Doi, P.E. of Pettitt-ECD, the District's Engineers; and Ms. Darsey Norton, attorney and Ms. Genny Lutz, paralegal, each with Winstead PC, the District's Attorneys.

1. Director Wong called the meeting to order at 10:02 a.m.
2. Consideration was next given to public comment and communication. Hearing none, the Board closed the public comment session of the meeting.
3. Consideration was next given to the review and approval of the Minutes of the Board of Directors meeting held on December 5, 2025. Following a discussion, Director Rogers moved that the Board approve the minutes as presented. Director Perez seconded said motion, which carried unanimously.
4. Consideration was next given to the review and approval of the Engineer's Report, a copy of which is attached hereto as Exhibit "A". Mr. Doi then reviewed the following pay applications and change orders with the Board and recommended ratification and approval of the following:

## **Tabor Ranch Phase One Improvements**

### Grading Improvements (RPM xConstruction, LLC)

- (i) Pay Application No. 14R in the amount of \$72,972.00; and
- (ii) Pay Application No. 15 in the amount of \$162,042.21

## **Tabor Ranch Offsite Improvements**

### Lift Stations No. 1 to No. 3 (Circle H Contractors, LP)

- (i) Pay Application No. 9 in the amount of \$1,956,012.30

## **Water Supply Plant (Felix Construction)**

- (i) Pay Application No. 7 in the amount of \$168,051.51; and
- (ii) Pay Application No. 8 in the amount of \$284,740.87

## **Enclave of Tabor Ranch Major Improvements**

- (i) Bid advertisements for grading improvements;
- (ii) Bid advertisements for water, sanitary sewer, storm drainage and paving improvements; and
- (iii) Award construction contract and notice to AMS Company, Inc. in the amount of \$288,577.00 for grading improvements;

Following a discussion, Director Rogers moved that the Board (i) approve the engineer's report; (ii) ratify and approve all pay applications and change orders as presented; and (iii) ratify and approve an award of contract and notice to AMS Company, Inc. Director Perez seconded said motion, which carried unanimously.

5. Consideration was next given to the review and approval of the Operator's Report, a copy of which is attached hereto as Exhibit "B". Ms. Vinsonhaler provided an update to the Board regarding the status of bank accounts for the District's utility accounts. Next, the Board heard a report regarding the recent facilities walk through. Following a discussion, Director Rogers moved that the Board approve the Operator's Report. Director Perez seconded said motion, which carried unanimously.

6. Consideration was next given to the Developer's Report. Mr. Jobe provided an update on the final plat of Phase 1, noting that punch list items are under review. Landscape improvements are near completion. No formal action was taken by the Board.

7. Consideration was next given to the bookkeeper's report dated January 23, 2026, a copy of which is attached hereto as Exhibit "C". Ms. Martinez reviewed the bookkeeper's report with the Board. Following a discussion, Director Rogers moved that the Board (i) approve the bookkeeping report as presented; and (ii) authorize the payment of bills listed thereon. Director Perez seconded said motion, which carried unanimously.

8. Consideration was next given to the review and approval of a Resolution Designating Depositories and Establishing Investment Accounts for Deposit of Funds, a copy of

which is attached hereto as Exhibit “D”. Following a discussion, Director Rogers moved that the Board approve said Resolution. Director Perez seconded said motion, which carried unanimously.

9. Consideration was next given to the review of the District's Investment Policy and Resolution Acknowledging Annual Review of same, a copy of which is attached hereto as Exhibit “E”. Following a discussion, Director Rogers moved that the Board approve said Resolution. Director Perez seconded said motion, which carried unanimously.

10. Consideration was next given to the review and approval of a Resolution Adopting Prevailing Wage Rate Scale for Construction Workers, a copy of which is attached hereto as Exhibit “F”. Following a discussion, Director Rogers moved that the Board approve said Resolution. Director Perez seconded said motion, which carried unanimously.

11. Consideration was next given to an Order Calling Directors' Election for May 2, 2026, a copy of which is attached hereto as Exhibit “G”. Following a discussion, Director Rogers moved that the Board adopt said Order. Director Perez seconded said motion, which carried unanimously.

There being no further business to conduct, upon motion by Director Rogers, seconded by Director Perez, and unanimously carried, the meeting was adjourned at 10:23 a.m. until further call.

*[Signature page follows]*

APPROVED AND ADOPTED this 13th day of March, 2026.

TABOR RANCH MUNICIPAL UTILITY  
DISTRICT OF DENTON COUNTY



Secretary, Board of Directors

