

**Minutes of Meeting
Board of Directors
Kaufman County Fresh Water Supply District No. 1-A**

January 7, 2026

The Board of Directors ("the "Board") of Kaufman County Fresh Water Supply District No. 1-A (the "District") met in regular session open to the public, on Wednesday, January 7, 2026 at 12:00 noon, at 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201, an official meeting place outside the boundaries of the District. The roll was called of the members of the Board, to wit:

Doug Bynum	President
Kellye Teal	Vice President
Alice D. Bittner	Secretary
Richard Humphrey	Assistant Secretary
Jenny Berry-Woods	Assistant Secretary

All Directors were present at the commencement of the meeting. The following individuals were also present: Mr. John Kirk of Pillar Income Asset Management; Mr. Cameron Robinson of Inframark; Ms. Kerry Tovery of Dye & Tovery ("D&T"), Mr. Edgar Saucedo, P.E. and Ms. Yarit Tovar, P.E. of LJA Engineering, Inc. ("LJA"); Mr. Ross Martin, attorney, and Ms. Genny Lutzel, paralegal of Winstead PC.

1. The meeting was called to order at 12:03 p.m.
2. Consideration was next given to public comment and communications. The Board opened the meeting to public comment. Hearing none, Director Bynum moved that the Board close the public comment session of the meeting. Director Teal seconded said motion, which carried unanimously.
3. Consideration was next given to the review and approval of Minutes of December 3, 2025, Board of Directors Meeting. Following a discussion, Director Bynum moved that the Board approve the meeting minutes as presented. Director Teal seconded said motion, which carried unanimously.
4. Consideration was next given to the engineer's report. Mr. Saucedo reviewed the Engineer's Report prepared by LJA, a copy of which is attached hereto as Exhibit "A". He provided updates from the City of Forney related to the ground storage reservoir and pump station improvements. Next, the Board heard an update from BGE's assessment of the wastewater treatment plant. Mr. Saucedo noted that Inframark has provided a preventive maintenance schedule pursuant to said assessment. LJA will review the proposed report and schedule.

Next, LJA confirmed receipt of three bids for construction of a hydropneumatics tank at the pump station. LJA noted that the recommendation of an award to McKinney Moore is subject to further review by the developer. Following completion of the installation of the

hydropneumatics tank, the District will confirm connections to support 518 customers within the Walden Pond East community. The Board reviewed copies of a will-serve letter addressed to Walden Pond Improvement District (East) to confirm same. Finally, the Board received an update from LJA related to submission of an emergency preparedness plan to the Texas Commission on Environmental Quality.

Following a discussion, Director Bynum moved that the Board (i) approve the engineer's report and (ii) approve an award of bid for construction of a hydropneumatics tank to McKinney Moore, subject to review by developer. Director Berry Woods seconded said motion, which carried unanimously.

5. Consideration was next given to the review and approval of a Right of Entry Agreement for drainage maintenance, a copy of which is attached hereto as Exhibit "B". Mr. Martin reviewed said agreement with the Board, noting a request from Kaufman County Fresh Water Supply District No. 1-D to permit contractors to enter property owned by the District for the purpose of performing maintenance tasks to include removal of an existing dam. Following a discussion, Director Bynum moved that the Board approve said Agreement and authorize execution of same. Director Teal seconded said motion, which carried unanimously.
6. No formal report was heard from the developer.
7. Consideration was next given to the conveyance of real property. Mr. Martin reviewed with the Board copies of a draft Special Warranty Deed related to a 13.563-acre tract of land located within the District with the Board, a copy of which is attached hereto as Exhibit "C". Following a discussion, Director Bynum moved that the Board approve the conveyance, subject to receipt of an appraisal to determine market value of the property. Director Teal seconded said motion, which carried unanimously.
8. Consideration was next given to the operator's report. Mr. Robinson presented to and reviewed with the Board copies of an Operator's Report, a copy of which is attached hereto as Exhibit "D". Following a discussion, Director Bynum moved that the Board approve the report. Director Teal seconded said motion, which carried unanimously.
9. Consideration was next given to the bookkeeper's report and budget. Ms. Toverly reviewed with the Board copies of (i) an Operating Expense Cash Report; and (ii) Joint Utility Facilities and Operations Report, collectively attached hereto as Exhibit "E". Following a discussion, Director Bynum moved that the Board approve said bookkeeper reports; and (ii) authorize disbursement of funds as set forth within said reports. Director Humphrey seconded said motion, which carried unanimously.
10. Consideration was next given to a Resolution Adopting Prevailing Wage Rate Scale for Construction Projects. Mr. Martin reviewed the Resolution with the Board, a copy of which is attached hereto as Exhibit "F". Following a discussion, Director Teal moved that the Board adopt said Resolution. Director Bynum seconded said motion, which carried unanimously.

11. Consideration was next given to a Resolution Designating Depositories and Establishing Investment Account for Deposit of District Funds. Mr. Martin reviewed the Resolution with the Board, a copy of which is attached hereto as Exhibit "G". Ms. Tovery discussed the proposed update of accounts for deposit of District funds with the Board. Following a discussion, Director Bynum moved that the Board adopt said Resolution. Director Teal seconded said motion, which carried unanimously.
12. Consideration was next given to an Order Calling Directors Election for May 2, 2026, a copy of which is attached here to as Exhibit "H". Following a discussion, Director Bynum moved that the Board (i) adopt said Order; (ii) authorize formal notice of said Election; and (iii) authorize an election services agreement with Kaufman County, Texas. Director Teal seconded said motion, which carried unanimously.

[SIGNATURE PAGE FOLLOWS]

After noting that there was no further business to come before the Board, the meeting adjourned at 12:20 p.m.

Michael W. Humphrey
Asst. Secretary

