

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

THE STATE OF TEXAS §

COUNTIES OF DENTON AND WISE §

NORTH FORT WORTH WATER CONTROL AND IMPROVEMENT §
DISTRICT NO. 1 DENTON AND WISE COUNTIES

The Board of Directors (the “Board”) of North Fort Worth Water Control and Improvement District No. 1 of Denton and Wise Counties (the “District”) met in special session, open to the public, at 520 Interstate 35 Frontage Road, Denton, Texas 76205, on January 8, 2026, and the roll was called of the members of the Board to-wit:

J.D. Walker	President
Donald Lucky	Vice President
Charles Garretson	Secretary
Steve Babcock	Assistant Secretary
Chris Calloway	Assistant Secretary

All members of the Board were present at the commencement of the meeting, thus constituting a quorum. Also present were Ms. Taylor Elliott, attorney, Ms. Amy Bieber and Ms. Linda J. Proctor, paralegals, all of Winstead PC; Ms. Stefani Chastain and Ms. Kristin Taylor of Dye & Toverly, LLC (“Bookkeeper”); Mr. Andrew Kubiak of LJA Engineering, Inc. (“Engineer”); and Mr. Brian Lopera of McCall Gibson Swedlund Barfoot Ellis PLLC (“Auditor”). Mr. Michael Poole of Lennar Homes (“Lennar”) joined the meeting by telephone.

The meeting was called to order at 12:01 p.m.

1. The Board called for public communications or comments. Hearing none, Director Garretson moved that the Board close the public comment session of the meeting. Director Babcock seconded said motion, which carried unanimously.

2. The Board next reviewed the Minutes from the December 11, 2025, Board of Directors meeting. Following a discussion, and upon motion by Director Babcock, seconded by Director Garretson and unanimously carried, the Board approved the Minutes as presented.

3. The Board next recognized Mr. Lopera, who presented to and reviewed with the Board the Annual Financial Report of the District for the year ended July 31, 2025, a copy of which is attached hereto as Exhibit “A”. Following a discussion, Director Walker moved that the Board accept the Audit, subject to final comments from the District’s consultants. Director Babcock seconded said motion, which carried unanimously.

4. The Board next recognized Mr. Poole, who updated the Board with regard to development within the District. Mr. Poole reported that final completion of the homes is expected in the third quarter of 2026. No formal action was taken by the Board.

5. The Board next recognized Mr. Kubiak, who presented to and reviewed with the Board an engineering report dated January 8, 2026, a copy of which is attached hereto as Exhibit “B”. Mr. Kubiak updated the Board with regard to engineering and development matters within the District, noting that the Shale Creek Phase 3B Maintenance Bond Walk was completed on December 2, 2025. No formal action was taken by the Board.

6. The Board next recognized Ms. Chastain, who presented to and reviewed with the Board copies of a Bookkeeper's Report dated January 8, 2026, a copy of which is attached hereto as Exhibit “C”. Ms. Chastain also noted a cost-of-living increase of hourly rates pursuant to the District’s bookkeeping services agreement. Following a discussion, Director Lucky moved that the Board (i) approve the bookkeeping report; (ii) authorize the payment of bills as listed thereon; and (iii) approve the investment of funds as recommended by the District’s Bookkeeper. Director Calloway seconded said motion, which carried unanimously.

7. The Board next recognized Ms. Elliott, who reviewed the District’s current Investment Policy, dated January 27, 2020, with the Board. Ms. Elliott noted that an annual review of said Policy is required, and that no amendments to the Investment Policy are recommended by the District’s legal counsel at this time. Next, Ms. Elliott presented to and reviewed with the Board a Resolution Acknowledging Annual Review of the Investment Policy and Investment Strategies, a copy of which is attached hereto as Exhibit “D”. Following a discussion, Director Garretson moved that the Board approve the Resolution as presented. Director Calloway seconded said motion, which carried unanimously.

8. The Board next considered a Resolution Designating Depositories and Establishing Investment Accounts for Deposit of District Funds, a copy of which is attached hereto as Exhibit “E”. Following a discussion, Director Garretson moved that the Board approve the Resolution as presented. Director Calloway seconded said motion, which carried unanimously.

9. The Board next considered a Resolution Adopting Prevailing Wage Rate Scale for Construction Projects, a copy of which is attached hereto as Exhibit “F”. Following a discussion, Director Walker moved that the Board adopt the Resolution as presented. Director Calloway seconded said motion, which carried unanimously.

10. The Board next considered the supplemental agenda. Ms. Elliott presented to and reviewed with the Board an Order Calling Directors Election, a copy of which is attached hereto as Exhibit “G”. Following a discussion, Director Babcock moved that the Board (i) approve the Order as presented; and (ii) authorize distribution of the Notice of Election. Director Garretson seconded said motion, which carried unanimously.

There being no further business to conduct, and upon motion by Director Garretson, seconded by Director Calloway and unanimously carried, the Board adjourned at 12:20 p.m. until further call.

[Signature page follows]

APPROVED AND ADOPTED this 12th day of March, 2026.



Chuck Garretson, Secretary, Board of Directors
North Fort Worth Water Control & Improvement
District No. 1 of Denton and Wise Counties