

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

THE STATE OF TEXAS §

COUNTY OF DALLAS §

UNIVERSITY HILLS MUNICIPAL MANAGEMENT DISTRICT §

The Board of Directors (the “Board” or the “Board of Directors”) of University Hills Municipal Management District (also sometimes referred to herein as the “District”) met in regular session, open to the public, at 1800 Valley View Lane, 4th Floor, Farmers Branch, Texas 75234, outside the boundaries of the District, on Monday, November 18, 2025, and the roll was called of the members of the Board to-wit:

Alan Michlin	President
Michael Warner	Vice President
Matthew Kay	Secretary
Kenneth Medlock	Assistant Secretary
Jesse Brinkman	Assistant Secretary

All members of the Board were present at the commencement of the meeting with the exception of Director Michlin and Director Brinkman, thus constituting a quorum. Also present were: Mr. Ryan Hafner, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC; Ms. April Little of Dye & Toverly, LLC (“Bookkeeper”); Mr. Josh Arendt of MuniCap, Inc. Mr. Jim Knight of KFM Engineering & Design (“Engineer”) joined the meeting by telephone conference.

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

1. The Board called for public communications and comments. Hearing none, the Board closed the public comment session of the meeting.

2. The Board next considered and reviewed the Minutes of the meeting of the District held October 20, 2025. Following a discussion, upon motion of Director Warner, seconded by Director Medlock, and unanimously carried, the Board approved said Minutes as presented.

3. The Board next recognized Mr. Arendt, who updated the Board with regard to preparation and filing of required disclosures on behalf of the District. No formal action was taken by the Board.

4. In the absence of a developer representative, the Board deferred action with regard to a developer’s report.

5. The Board next recognized Mr. Knight, who presented to and reviewed with the Board an engineering report dated November 18, 2025, a copy of which is attached hereto as Exhibit

“A”. Mr. Knight updated the Board with regard to engineering within the District, and next recommended that the Board approve the following pay applications and invoices:

- Pay Application No. 1 from Mario Sinacola & Sons Excavation, Inc. (“Sinacola”) in the amount of \$359,674.74 under the grading improvements contract for University Hills.
- Pay Application No. 2 from Sinacola in the amount of \$292,877.28 under the grading improvements contract for University Hills.
- Pay Application No. 3 from Sinacola in the amount of \$829,079.28 under the grading improvements contract for University Hills.
- Pay Application No. 4 from Sinacola in the amount of \$488,341.62 under the grading improvements contract for University Hills.
- Invoice #5150 from Texas Select Erosion.
- Invoice #5185 from Texas Select Erosion.
- Invoice #110 from Avery Construction & Inspections LLC.

Following a discussion, Director Medlock moved that the Board (i) approve all pay applications and invoices as recommended by the District’s Engineer; and (ii) approve the Engineer’s report as presented. Director Warner seconded said motion, which carried unanimously.

Next, the Board recognized Mr. Hafner, who presented to and reviewed with the Board copies of the following Certifications for Payment for Board approval: (i) Major Improvement Area Projects Payment Request No. 6 in the amount of \$104,392.40, a copy of which is attached hereto as Exhibit “B”; (ii) Improvement Area #1 Projects Payment Request No. 6 in the amount of \$148,160.22, a copy of which is attached hereto as Exhibit “C”; (iii) Major Improvement Area Projects Payment Request No. 7 in the amount of \$49,204.95, a copy of which is attached hereto as Exhibit “D”; and (iv) Improvement Area #1 Projects Payment Request No. 7 in the amount of \$80,359.69, a copy of which is attached hereto as Exhibit “E”. Following a discussion, Director Warner moved that the Board approve the Certifications for Payments as presented. Director Kay seconded said motion, which carried unanimously.

6. The Board next recognized Ms. Little, who presented to and reviewed with the Board copies of a bookkeeping report dated November 18, 2025, a copy of which is attached hereto as Exhibit “F”. Following a discussion, Director Warner moved that the Board (i) approve the Bookkeeper’s report; and (ii) authorize payment of bills as listed thereon. Director Medlock seconded said motion, which carried unanimously.

There being no further business to conduct, Director Warner moved that the meeting be adjourned at 12:15 p.m. Director Medlock seconded said motion, which carried unanimously. The Board adjourned until further call.

[Signature page follows]

APPROVED AND ADOPTED this 26th day of February, 2026.



Matthew Kay
Secretary, Board of Directors
University Hills Municipal Management District

