

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

THE STATE OF TEXAS §

COUNTY OF COLLIN §

HONEY CREEK MUNICIPAL MANAGEMENT DISTRICT NO. 1 OF COLLIN COUNTY §

The Board of Directors (the “Board” or the “Board of Directors”) of Honey Creek Municipal Management District No. 1 of Collin County (also sometimes referred to herein as the “District”) met in special session, open to the public, at 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201, a designated meeting place outside the boundaries of the District on February 18, 2026, and the roll was called of the members of the Board to-wit:

Ricardo Soto	President
Rafael Parker	Vice President
Hector Alba	Secretary
VACANT	Assistant Secretary
VACANT	Assistant Secretary

All members of the Board were present at the commencement of the meeting, thus constituting a quorum. Also present were: Ms. Jennifer Watts of Dye & Tover, LLC (“Bookkeeper”); Mr. Ryan Hafner, attorney, and Ms. Amy Bieber, paralegal, of Winstead PC; Mr. Ishmael Machoka and Ms. Yarit Tovar of LJA Engineering (“Engineer”); Mr. Shane Seabolt and Mr. Levi Wild, developers of lands within the District; and Ms. Kiki Pennington and Mr. Stuart Browne, members of the public.

The meeting was called to order at 12:54 p.m.

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

2. The Board next acknowledged receipt of the Minutes from the October 28, 2025, Board of Directors meeting. Following a discussion Director Alba moved that the Board approve the Minutes as presented. Director Parker seconded said motion, which carried unanimously.

3. Next, Mr. Hafner reported that Ms. Kiki Pennington and Mr. Stuart Browne, landowners in the District, have expressed their desire to serve on the Board of Directors. Mr. Hafner noted that Ms. Pennington and Mr. Browne are qualified in all respects to be appointed to the vacant positions on the Board. Following a discussion, Director Alba moved that the Board (i) appoint Ms. Kiki Pennington to the Board of Directors to serve as Assistant Secretary for the remainder of the unexpired term; (ii) appoint Mr. Stuart Browne to the Board of Directors to serve

as Assistant Secretary for the remainder of the unexpired term; and (iii) adopt orders regarding the same. Director Parker seconded said motion, which carried unanimously.

4. The Board next recognized Mr. Machoka, who presented to and reviewed with the Board an engineering report dated February 18, 2026, a copy of which is attached hereto as Exhibit “A”, and updated the Board with regard to engineering within the District. Next, Mr. Machoka presented to the Board bids received for the sewer improvements contract for Laud Howell Parkway and recommended award to the lowest qualified bidder, KIK Underground, LLC (“KIK”), in the base bid amount of \$104,063.50. Mr. Machoka next recommended that the Board approve the following pay applications:

- Pay Application No. 1 in the amount of \$65,970.00 from FCS Construction, LP (“FCS”), under the grading improvements contract for Laud Howell Parkway.
- Pay Application No. 2 in the amount of \$365,663.00 from FCS under the grading improvements contract for Laud Howell Parkway.
- Pay Application No. 3 in the amount of \$459,603.97 from FCS under the grading improvements contract for Laud Howell Parkway.

Following a discussion, Director Browne moved that the Board (i) award the sewer improvements contract for Laud Howell Parkway to KIK as recommended by the District’s Engineer; (ii) approve all pay applications as recommended by the District’s Engineer; and (iii) approve the engineering report as presented. Director Parker seconded said motion, which carried unanimously.

5. The Board next recognized Mr. Wild, who updated the Board with regard to development within the District. Next, the Board recognized Mr. Hafner, who updated the Board with regard to discussions with the City of McKinney with regard to a proposed amendment to the Development Agreement. No formal action was taken by the Board.

6. The Board next recognized Ms. Watts, who presented to and reviewed with the Board a bookkeeping report dated February 18, 2026, a copy of which is attached hereto as Exhibit “B”. Following a discussion, Director Browne moved that the Board (i) approve the bookkeeping report as presented; and (ii) authorize the payment of bills listed thereon. Director Alba seconded said motion, which carried unanimously.

7. The Board next recognized Mr. Hafner, who reviewed the District’s current Investment Policy, dated April 24, 2025, with the Board. Mr. Hafner 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, Mr. Hafner 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 “C”. Following a discussion, Director Browne moved that the Board approve the Resolution as presented. Director Parker seconded said motion, which carried unanimously.

8. The Board next considered a Resolution Adopting Prevailing Wage Rate Scale for Construction Projects, a copy of which is attached hereto as Exhibit “D”. Following a discussion,

Director Browne moved that the Board adopt the Resolution as presented. Director Alba seconded said motion, which carried unanimously.

9. 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 Parker moved that the Board approve the Resolution as presented. Director Browne seconded said motion, which carried unanimously.

There being no further business to conduct and upon motion by Director Pennington, seconded by Director Browne, and unanimously carried, the Board adjourned at 1:12 p.m. until further call.

[Signature page follows]

APPROVED AND ADOPTED this 15th day of April, 2026.



Assistant Secretary
Board of Directors
Honey Creek Municipal Management District No. 1
of Collin County

