

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

**February 4, 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, February 4, 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 with the exception of Director Teal who arrived during the engineer's report. The following individuals were also present: Mr. John Kirk of Pillar Income Asset Management; Mr. Cameron Robinson of Inframark; Ms. Kerry Tovery and Ms. Kristen Taylor of Dye & Tovery ("D&T"), Mr. Edgar Saucedo, P.E. and Ms. Yarit Tovar, P.E. of LJA Engineering, Inc. ("LJA"); Ms. Sarah Landiak, attorney, and Ms. Celeste Cruz, legal assistant 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 comments. Hearing none, Director Bynum moved that the Board close the public comment session of the meeting. Director Bittner seconded said motion, which carried unanimously.
3. Consideration was next given to the review and approval of Minutes of January 7, 2026, Board of Directors Meeting. Following a discussion, Director Bynum moved that the Board approve the meeting minutes as presented. Director Bittner 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 additional water capacity for improvements projects noted on the report. With respect to Walden Pond East, the developer is scheduled to meet with LJA to discuss the provision of water and sewer availability to serve 518 utility connections. LJA next provided an update to the Board to address the Notice of Violation from the Texas Commission on Environmental Quality ("Commission") related to submission of an emergency preparedness plan. This matter has been resolved with the Commission. A separate Notice has been received from the

Commission with a list of corrective actions to be taken at the wastewater treatment plant. LJA is reviewing same and will respond.

Next, LJA confirmed that LJA reviewed bids for an award of contract for the Windmill Farms Water Treatment Plant Hydropneumatic Tank Improvements. The Board conditionally approved an award of contract at the January 17, 2026 Board meeting, pending review by the developer. Following such review, LJA now recommends that the Board award the contract to TTE, LLC for Windmill Farms Water Treatment Plant Hydropneumatic Tank improvements. LJA further recommended that the Board authorize LJA to issue a Notice to Proceed pending contract review by District counsel. 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 TTE, LLC, subject to contract review by District counsel. Director Bittner seconded said motion, which carried unanimously.

5. Consideration was next given to the developer's report. No formal report was heard from the developer.
6. 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 "B". Following a discussion, Director Bynum, moved that the Board approve the report. Director Bittner seconded said motion, which carried unanimously.
7. 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 "C". 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 Bittner 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 12:28 p.m.

  
Secretary

(DISTRICT SEAL)

