

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

THE STATE OF TEXAS §

COUNTY OF DENTON §

TABOR RANCH MUNICIPAL UTILITY DISTRICT OF DENTON COUNTY §

The Board of Directors (the "Board") of Tabor Ranch Municipal Utility District of Denton County (the "District") met in special session, open to the public, at 10:00 a.m. on Friday, March 13, 2026, at the offices of Alluvium Development, 520 Hawkins Run Road, Midlothian, Texas 76065, a meeting place located outside the boundaries of the District. The roll was called of the members of the Board to-wit:

Felix Wong	President
Mauricio Dardano	Vice President
Buck Nguyen	Secretary
Damian Perez	Assistant Secretary
Darrell Rogers	Assistant Secretary

All members of the Board were present at the commencement of the meeting. Mr. James Johnston and Mr. Jonathan Jobe of Alluvium Development were also present. Others in attendance by video and audio conference were Ms. Jana Vinsonhaler of Inframark, LLC, the District's operator; Ms. Kathleen Martinez of Dye & Toverly LLC; Mr. Ricardo Doi, P.E. of Petitt-ECD, the District's Engineers; and Ms. Darsey Norton, attorney and Ms. Amy Bieber, paralegal, each with Winstead PC, the District's Attorneys.

Director Wong called the meeting to order at 12:04 p.m.

1. Consideration was next given to public comment and communication. Hearing none, the Board closed the public comment session of the meeting.

2. Consideration was next given to the review and approval of the Minutes of the Board of Directors meeting held on January 23, 2026. Following a discussion, Director Rogers moved that the Board approve the minutes as presented. Director Perez seconded said motion, which carried unanimously.

3. Consideration was next given to review of a letter to the Board confirming candidates for the May 2, 2026 Directors' Election, adoption of an Order Declaring Unopposed Candidates Elected and Canceling Directors Election, and authorizing notice of same. Ms. Norton reported that Mauricio Ernesto Dardano, Damian Perez, and Darrell Rogers are unopposed for election to officer for the May 2, 2026 Directors Election. Following a discussion, Director Rogers moved that the Board adopt said Order and authorize notice of cancellation of the Directors

Election. Director Dardano seconded said motion, which carried unanimously. A copy of the Order is attached hereto as Exhibit "A".

4. Consideration was next given to the review and approval of the Engineer's Report, a copy of which is attached hereto as Exhibit "B". Mr. Doi then reviewed the following pay applications and change orders with the Board and recommended ratification and approval of the following:

Tabor Ranch Offsite Improvements

Lift Stations No. 1 to No. 3 (Circle H Contractors, LP)

- (i) Pay Application No. 10 in the amount of \$861,342.54;
- (ii) Pay Application No. 11 in the amount of \$106,731.69.

Force Main Nos. 2 and 3

- (i) Pay Application No. 1 in the amount of \$389,253.94;
- (ii) Pay Application No. 2 in the amount of \$240,397.65; and
- (iii) Final Pay Application in the amount of \$69,961.29.

Water Supply Plant (Felix Construction)

- (i) Pay Application No. 9 in the amount of \$197,774.42

Enclave of Tabor Ranch Major Improvements

Utility Improvements

- (i) Ratify and approve award of bid for utility improvements to Circle H Contractors, LP in the amount of \$5,420,388; and
- (ii) Ratify and approve Notice of Award to Circle H Contractors, LP.

Following a discussion, Director Rogers moved that the Board (i) approve the engineer's report; (ii) ratify and approve all pay applications and change orders as presented; and (iii) ratify and approve an award of contract and notice to Circle H Contractors, LP. Director Dardano seconded said motion, which carried unanimously.

5. Consideration was next given to the Developer's Report. Mr. Jonathan Jobe provided an update on the following development and construction projects: (i) public improvements within Phase One are substantially complete; (ii) punch list items are under review at the wastewater treatment plant site; (iii) hardscape and landscape improvements are near completion; (iv) home builders are scheduled to close lots for single-family homes in April, 2026; (v) dirt work has begun in the Enclave; and (vi) a ribbon cutting opening ceremony is slated for May, 2026. Following a discussion, Director Rogers moved that the Board approve the developer's report. Director Dardano seconded said motion, which carried unanimously.

6. Consideration was next given to the review and approval of the Operator's Report, a copy of which is attached hereto as Exhibit "C". Ms. Vinsonhaler provided an update to the Board regarding the status of bank accounts for the District's utility accounts and recommended approval of certain documents related to operation of the lock box (Central Bank), merchant attestation form, and confirmation of customer account procedures. Next the Board reviewed a

quote from Inframark for installation of a Fleet zoom wireless remote monitoring system to monitor levels and pump runs for the water plant and lift station. Ms. Vinsonhaler noted that the estimate to install equipment for said system is \$15,500, and excludes an annual fee to monitor the system of \$760.00 per year. Following a discussion, Director Rogers moved that the Board approve the Operator's Report. Director Perez seconded said motion, which carried unanimously.

7. Consideration was next given to the review and approval of a Contract for Collection of Solid Waste & Recyclables. Ms. Norton discussed the scope of services and fees to be provided, noting that Waste Connections Lone Star, Inc. is currently reviewing proposed changes following review by District counsel. Following a discussion, Director Rogers moved that the Board (i) approve the Contract, subject to final approval by District counsel and developer; and (ii) authorize execution of the Contract following completion of said review. Director Perez seconded said motion, which carried unanimously.

8. Consideration was next given to the review and approval of an amended rate order. Ms. Norton discussed the timing of proposed revisions to the District's rate order to include fees for solid waste and recyclable services. Following a discussion, Director Rogers moved that the Board authorize said rate order amendment, subject to finalization and execution of the Contract with CWD. Director Perez seconded said motion, which carried unanimously.

9. Consideration was next given to the ratification and approval of an Interlocal Cooperation Agreement between the District and Denton County, related to improvements located within the Enclave of Tabor Ranch Public Improvement District. Ms. Norton provided an update to the Board, noting the specific terms and conditions for property owned, operated and maintained by the District. Following a discussion, Director Rogers moved that the Board ratify and approve said Interlocal Cooperation Agreement. Director Nguyen seconded said motion, which carried unanimously.

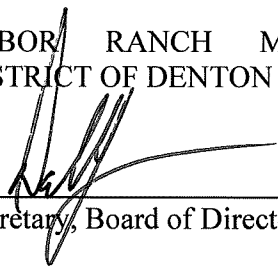
10. Consideration was next given to the bookkeeper's report dated March 13, 2026, a copy of which is attached hereto as Exhibit "D". Ms. Martinez reviewed the bookkeeper's report with the Board. Following a discussion, Director Rogers moved that the Board (i) approve the bookkeeping report as presented; and (ii) authorize the payment of bills listed thereon. Director Dardano seconded said motion, which carried unanimously.

There being no further business to conduct, upon motion by Director Rogers, seconded by Director Dardano, and unanimously carried, the meeting was adjourned at 12:25 p.m. until further call.

[Signature page follows]

APPROVED AND ADOPTED this 17th day of April, 2026.

TABOR RANCH MUNICIPAL UTILITY
DISTRICT OF DENTON COUNTY



Secretary, Board of Directors

