

MINUTES OF THE MEETING
OF THE
BOARD OF DIRECTORS

THE STATE OF TEXAS §

COUNTY OF DENTON §

SMILEY ROAD WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2 §

The Board of Directors (the "Board") of Smiley Road Water Control and Improvement District No. 2 (also sometimes referred to herein as the "District") met in special session, open to the public, at 2595 Dallas Parkway, Suite 101, Frisco, Texas 75034, an office outside the boundaries of the District, on Tuesday, March 17, 2026, at 8:15 a.m., and the roll was called of the members of the Board to-wit:

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Julie Fernandez	President
Linda Baker	Vice President
Britt Dean	Secretary
Lawrence A. Cates	Assistant Secretary
Vacant	Assistant Secretary

All members of the Board were present at the commencement of the meeting except for Director Baker who arrived later, as noted. Also present were Mr. Scott Norris of Land Advisors, Ltd.; Mr. Jason Frey, P.E. of BGE, Inc.; Ms. Brandi Galindo of Dye & Toverly, LLC, the District's Bookkeeper; Ms. Darsey Norton, attorney, and Ms. Genny Lutzel, paralegal, of Winstead PC.

1. Call to Order. The meeting was called to order at 8:26 a.m., and evidence was presented that public notice of such meeting had been given as required by law.

2. Public Comments and Communications. After noting that there were no members of the public present at the meeting, Director Fernandez moved that the Board close the public comment session of the agenda. Director Dean seconded said motion, which carried unanimously.

3. Minutes of February 17, 2026 Board Meeting. Following a discussion, Director Fernandez moved that the Board approve the Minutes of the February 17, 2026 Board of Directors meeting, as presented. Director Dean seconded said motion, which carried unanimously.

Director Baker arrived at this time.

4. Engineer's Report. Mr. Frey next reviewed the Engineer's Report prepared by BGE, a copy of which is attached hereto as Exhibit "A". He then reviewed the status of construction projects within the districts to include the Green Meadows Five Infrastructure Project, Subdivision Projects (Tracts 3A, 3B, 4, 5, 6A, 7, 8, 9, 10 and 11).

Next, the Board reviewed the bid tabulation for utility improvements for Green Meadows Tract 3B. Mr. Frey stated that BGE recommends the award to the most qualified bidder, Interstate Pipeline, for a contract totaling \$3,112,393.00.

The Board then reviewed the bid tabulation for paving improvements for Green Meadows Tract 9A. Mr. Frey stated that BGE recommends the award to the most qualified bidder, Glenn Thurman, for a contract totaling \$1,860,565.25.

The Board next reviewed the bid tabulation for improvements for Green Meadows – Carey Road Phase 3. Mr. Frey stated that BGE recommends the award to the most qualified bidder, Mario Sinacola, for a contract totaling \$3,560,615.21.

The following pay applications were then reviewed by the Board:

- Mario Sinacola & Sons Excavating, Inc. – Green Meadows Five Infrastructure Projects, Improvement
Pay Application No. 17 - \$1,216,566.74
Pay Application No. 18 - \$1,651,359.76
- RPMx Construction, LLC – Green Meadows Tract 3A and Carey Road, Paving Improvements
Pay Application No. 6 - \$109,773.00
- De Leon Excavating, LLC – Green Meadows 4A Earthwork Improvements
Pay Application No. 1 - \$282,306.60
- RPMx Construction, LLC – Green Meadows Tract 5 Utility Improvements
Pay Application no. 5 - \$139,354.28
- Interstate Pipeline Utility Construction, LLC – Green Meadows Tract Utility Improvements
Pay Application No. 6 - \$44,571.60
- De Leon Excavating, LLC Earthwork Improvements – Green Meadows 9A Earthwork Improvements
Pay Application No. 3 - \$243,306.36
- Spiars Engineering and Acadia Services, LLC – Green Meadows Tract 7 and 8, Phase 1, Utility Improvements
Pay Application No. 5 - \$445,138.28

Following a discussion, Director Dean moved that the Board (i) accept the Engineer's Report; (ii) award the construction contracts listed thereon as recommended by BGE; and (iii) approve all pay applications as presented. Director Baker seconded said motion, which carried unanimously.

5. Developer's Report. The Board viewed drone camera footage of construction projects currently underway within the District. No formal action was taken by the Board.

6. Operating Costs and Facilities Reimbursement Agreement by and between Grand Oaks Residential Development, LLC and the District. Ms. Norton reviewed the agreement with the Board, noting that execution of same occurred between meetings. Following a discussion, Director Dean moved that the Board ratify and approve said reimbursement agreement. Director Fernandez seconded said motion, which carried unanimously. A copy of the agreement is attached hereto as Exhibit "B".

7. Bookkeeper's Report. Ms. Galindo presented to and reviewed with the Board copies of a Bookkeeper's Report, a copy of which is attached hereto as Exhibit "C". Following a discussion, Director Baker moved that the Board: (i) approve the Bookkeeper's Report as presented; and (ii) authorize payment of bills presented by checks drawn on the District's accounts as listed thereon. Director Fernandez seconded said motion, which carried unanimously.

There being no further business to conduct, Director Fernandez moved that the meeting be adjourned at 8:57 a.m. Director Baker seconded said motion, which carried unanimously. The Board adjourned until further call.

APPROVED AND ADOPTED this 21st day of April, 2026.



Bitt Dea
Secretary