

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

THE STATE OF TEXAS §

COUNTY OF JOHNSON §

JOSHUA FARMS MUNICIPAL MANAGEMENT DISTRICT NO. 1 §

The Board of Directors (the “Board”) of Joshua Farms Municipal Management District No. 1 (the “District”) met in regular session, open to the public, at 1460 Main Street, Suite 200, Southlake, Texas 76092, a designated meeting place of the District located outside the boundaries of the District, on September 23, 2025, and the roll was called of the members of the Board to-wit:

Ty Wellborn	President
Wynne Moore	Vice President
VACANT	Secretary
Tommy Pistana	Assistant Secretary
Travis Franks	Assistant Secretary

All members of the Board were present at the commencement of the meeting, thus constituting a quorum. Also present were: Mr. Ross Martin, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC, attorneys for the District; Mr. Bret Pedigo and Mr. Bobby Harrell of Terra Manna, LLC; Mr. Alex Guzman of Johnson Volk Consulting (“Engineer”); Ms. Kathleen Martinez of Dye & Toverly, LLC (“Bookkeeper”); and Ms. Tina Borg of the Silo Mills Homeowners Association.

The meeting was called to order at 4:35 p.m., and evidence was presented that public notice of such meeting had been given as required by law.

1. The Board called for public communications and comments. Hearing none, Director Franks moved that the Board close the public comment session of the meeting. Director Pistana seconded said motion, which carried unanimously.

2. The Board next considered and reviewed the Minutes of the Meeting of the District held August 26, 2025. Following a discussion, upon motion of Director Franks, seconded by Director Pistana and unanimously carried, the Board approved said Minutes as presented.

3. The Board deferred action with regard to the vacancy on the Board.

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

5. The Board next recognized Mr. Pedigo, who updated the Board with regard to development within the District, reporting that delivery of lots in Phase 2 is scheduled to occur in

January 2026, and contracts are out to homebuilders for roughly 70 lots in Phase 3. Next, Mr. Pedigo updated the Board with regard to the comments and concerns of residents presented at the previous Board meeting, and submitted notes related to the active response to such matters by the developers and Silo Mills Homeowners Association. No formal action was taken by the Board.

6. The Board continued to recognize Mr. Pedigo, who updated the Board with regard to operations within the District, reporting that a pump went out and required an emergency repair. No formal action was taken by the Board.

7. The Board next recognized Mr. Guzman, who presented to and reviewed with the Board a copy of an engineering report dated September 23, 2025, a copy of which is attached hereto as Exhibit "A", and updated the Board with regard to engineering matters within the District. Next, Mr. Guzman recommended approval of the following invoices:

- Invoice No. 254412 from Southwest Erosion Control, Inc. in the amount of \$1,902.77 under the erosion control contract for Silo Mills Phase 2.
- Invoice #81288 from SWPPP in the amount of \$475.00 under the SWPPP inspection contract for Silo Mills Phases 1A, 1B, and 1C.
- Invoice #81289 from SWPPP in the amount of \$475.00 under the SWPPP inspection contract for Silo Mills Phase 2.
- Invoice #81812 from SWPPP in the amount of \$380.00 under the SWPPP inspection contract for Silo Mills Phases 1A, 1B, and 1C.
- Invoice #81813 from SWPPP in the amount of \$380.00 under the SWPPP inspection contract for Silo Mills Phase 2.
- Pay Application No. 4 from L.H. Lacy Company, Ltd. in the amount of \$19,186.21 under the utility and paving improvements contract from Silo Mills Phase 2.
- Invoice #INV01610 from Johnson County Special Utility District in the amount of \$2,894.32 for City inspection fees for the Silo Mills master infrastructure.
- Invoice No. 186100 the amount of \$7,200.00 from UES Professional Solutions for geotechnical service for Silo Mills Phase 2.

Following a discussion, Director Franks moved that the Board (i) approve all invoices as recommended by the District's Engineer; and (ii) approve the Engineer's report prepared as presented. Director Pistana seconded said motion, which carried unanimously.

8. The Board next recognized Ms. Martinez, who presented to and reviewed with the Board a copy of the District's current bookkeeping report dated September 23, 2025, a copy of which is attached hereto as Exhibit "B". Following a discussion, Director Franks moved that the Board (i) approve the Bookkeeping report as presented; (ii) authorize payment of bills as listed thereon; and (iii) approve the investment of funds as recommended by the District's Bookkeeper. Director Pistana seconded said motion, which carried unanimously.

There being no further business to conduct and upon motion by Director Franks, seconded by Director Pistana and unanimously carried, the meeting was adjourned at 4:59 p.m.

APPROVED AND ADOPTED this 18th day of November, 2025.





Assistant Secretary
Joshua Farms Municipal Management District
No. 1