

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

STATE OF TEXAS §

COUNTY OF DENTON §

SMILEY ROAD WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 §

The Board of Directors (the “Board”) of Smiley Road Water Control and Improvement District No. 1 (“SRWCID No. 1” or the “District”) met in regular session, open to the public, at 2595 Dallas Parkway, Suite 101, Frisco, Texas 75034, an office outside the boundaries of the District, on Wednesday, April 15, 2026, at 12:00 noon, and the roll was called of the members of the Board, to-wit:

Shane Jordan	President
Michael Cummings	Vice President
James Robert Douglas, III	Secretary
Hal Watson	Assistant Secretary
Michelle Crossland Meeks	Treasurer/Assistant Secretary

All members of the Board were present at the commencement of the meeting. Others in attendance were Ms. McKenna Gaddis, P.E. of BGE, Inc.; Mr. Will McLaughlin of Tomlin Investments; Mr. Kendall Hamrick of DRG Group; Mr. Chad Harkin of CastleRock Communities; Ms. April Little of Dye & Toverly LLC; and Mr. Ross Martin, attorney with Winstead PC.

1. Call to Order. The meeting was called to order at 12:01 pm.
2. Public Communication and Comment. Hearing none, Director Cummings moved that the Board close the public communication and comment session of the meeting. Director Jordan seconded said motion, which carried unanimously.
3. Minutes of March 18, 2026, Board of Directors Meeting. Following a discussion, Director Cummings moved that the Board approve the Minutes of March 18, 2026, Board meeting. Director Douglas seconded said motion, which carried unanimously.
4. Financial Advisor Report. In the absence of a representative from the financial advisor, no formal report was heard.
5. Discussion Regarding Tax Exemptions. Mr. Martin discussed the annual review of tax exemptions with the Board. No formal action was taken by the Board.
6. Engineer’s Report. Ms. Gaddis reviewed the Engineer’s Report from BGE, Inc., attached hereto as Exhibit “A”. She provided an update on construction projects currently underway within Phases 2A and 2B including the following: (i) Phase 2 existing contract with Sinacola is now closed; (ii) Phase 2B Utilities – will proceed upon completion of paving; and

(iii) Phase 2B paving work is expected to commence in early 2027. Next, the Board heard a report on the status of Phase 6A construction: (i) Phase 1 grading improvements are complete; (ii) utility improvements are complete, and work is underway on storm drainage; (iii) paving improvements will commence following completion of Stage 1 utilities. Following a discussion, Director Jordan moved that the Board approve the Engineer's Report. Director Watson seconded said motion, which carried unanimously.

7. Developer Report. The Board heard an update from Mr. Hamrick regarding Phase 2B development and discussions with the independent school district regarding the provision of sewer service. Paving improvements will begin in May along with coordination of tasks required through CoServe. No formal action was taken by the Board.

Mr. McLaughlin entered the meeting at this time.

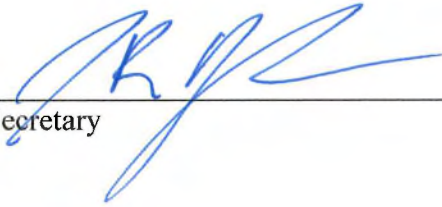
8. Bookkeeper's Report and Budget Approval. Ms. Little reviewed with the Board copies of a Bookkeeper's Report, a copy of which is attached hereto as Exhibit "B". Following a discussion, Director Cummings moved that the Board approve the bookkeeper's report, and authorize disbursements listed thereon. Director Douglas seconded said motion, which carried unanimously. The Board next reviewed the draft Operations and Debt Service Fund Budgets for fiscal year ending April 30, 2027, copies of which are collectively attached hereto as Exhibit "C". Following a discussion, Director Cummings moved that the Board (i) approve the bookkeeper's report; (ii) adopt the Operations and Debt Service budgets as presented; and (iii) approve the Resolution Adopting Operations Budget and Resolution Adopting Debt Service Budget. Director Douglas seconded said motion, which carried unanimously.

9. There being no further business to conduct, the meeting was adjourned at 12:24 p.m., and until further call.

[SIGNATURE PAGE FOLLOWS]

APPROVED AND ADOPTED this 20th day of May, 2026.




Secretary