

**MINUTES OF THE MEETING  
OF THE  
BOARD OF SUPERVISORS**

THE STATE OF TEXAS §

COUNTY OF KAUFMAN §

WALDEN POND FRESH WATER SUPPLY DISTRICT OF KAUFMAN COUNTY §

The Board of Supervisors (the "Board") of Walden Pond Fresh Water Supply District of Kaufman County (the "District") met in regular session, open to the public, at 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201, outside the boundaries of the District, on April 16, 2026, and the roll was called of the members of the Board, to-wit:

|                 |                     |
|-----------------|---------------------|
| Linda Patman    | President           |
| Blake Beecroft  | Vice President      |
| Yvette Hodges   | Secretary           |
| Sharon Kline    | Assistant Secretary |
| Clinton Wheeler | Assistant Secretary |

All members of the Board were present with the exception of Director Hodges who arrived later, as noted. Also present were Mr. Cameron Robinson of Inframark LLC; Ms. Meghan Rahlfs, E.I.T. of Barraza Consulting Group, LLC; Ms. Wendy Randall of Dye & Toverly LLC; Ms. Taylor Elliott, attorney, and Ms. Genny Lutz, paralegal, each of Winstead PC.

The meeting was called to order at 12:05 p.m.

1. The Board called for public communication and comments. Hearing none, Supervisor Patman moved that the Board close the public comment session of the meeting. Supervisor Beecroft seconded said motion, which carried unanimously.

2. Consideration was next given to the draft Minutes of March 23, 2026, meeting of the Board of Supervisors. Following a discussion, Supervisor Beecroft moved that the Board approve the Minutes as presented. Supervisor Patman seconded said motion, which carried unanimously.

3. Consideration was next given to a discussion regarding tax exemptions. No formal action was taken by the Board.

4. Consideration was next given to the developer's report. Hearing none, no formal action was taken by the Board.

5. Consideration was next given to the operator's report, a copy of which is attached hereto as Exhibit "A". Mr. Robinson updated members on District facilities and noted the discovery of a sinkhole near the lift station entrance. He also reported an incident at a manhole

located at 1409 Lowe Pond within District boundaries. Inframark investigated and determined the clog and spillage were caused by unauthorized asphalt debris deposited in the sewer line, likely from nearby construction. Subsequently, Inframark submitted a Notice of Violation to the Texas Commission on Environmental Quality to document approximately 4,800 gallons of wastewater released from the clogged manhole. The Board then received an updated regarding an electrical issue at the wastewater collection facility following inspection by CC Lynch. It was determined that additional services may be necessary due to electrical interruptions. CC Lynch provide proposed solutions to address the matter for review by the District's engineer. Following a discussion, Supervisor Beecroft moved to accept the operator's report. Supervisor Patman seconded said motion, which carried unanimously.

6. Consideration was next given to the engineer's report. Ms. Rahlfs presented to and reviewed the report with the Board, a copy of which is attached hereto as Exhibit "B". She reviewed the status of current construction projects within the District and noted completion of emergency stop sign restoration at Rhodora Avenue and FM 548.

The following invoices were next presented for Board approval: (i) Invoice No. 54 in the amount of \$800.00 from Streetsmart Signage for barricade repair maintenance at Dudley Pond Trail; (ii) Invoice No. 62 in the amount of \$800.00 for emergency stop sign repairs at Rhodora Avenue and FM 548.

Next, the Board reviewed the following pay applications and change orders:

- Walden Pond West Phase 2 – Paving Contract (RPMx Construction)

Pay Application No. 3 in the amount of \$1,671,726.93;

Change Order No. 1 in the amount of \$24,480.00;

- Utility Contract (Moss Utilities)

Pay Application No. 5 in the amount of \$21,883.50.

Ms. Rahlfs noted the following statistics relative to completed and occupied single-family homes located within the District to date: (i) homes built – 411; (ii) homes under construction – 42; (iii) completed homes – 665; and (iv) total platted lots – 1118.

Following a discussion, Supervisor Beecroft moved that the Board approve the engineer's report and approve all invoices, pay applications and change orders as presented. Supervisor Kline seconded said motion, which carried unanimously.

Supervisor Hodges arrived at this time.

7. Consideration was next given to the bookkeeper's report, a copy of which is attached hereto as Exhibit "C". Ms. Randall reviewed the report with the Board including the summary of operating funds, capital project funds, and debt service fund. Total tax collections to date are 97.28%. Following a discussion, Supervisor Beecroft moved that the Board approve the

bookkeeper report and authorize disbursement listed thereon. Supervisor Wheeler seconded said motion, which carried unanimously.

There being no further business to come before the Board, upon motion by Supervisor Beecroft, seconded by Supervisor Patman, and unanimously carried, the meeting was adjourned at 12:26 p.m. until further call.

*[Signature page follows]*

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

*Sharon 7/June*

~~Yvette Hodges~~, Secretary

Board of Supervisors

Walden Pond Fresh Water Supply District of  
Kaufman County

