

**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 12:00 noon on Friday, April 17, 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 with the exception of Director Nguyen and Director Perez. Mr. Jonathan Jobe of Alluvium Development was also present. Others in attendance by video and audio conference were Ms. Katie May and Ms. Jana Vinsonhaler of Inframark, LLC, the District's operator; Ms. Kerry Tovery of Dye & Tovery LLC; Mr. Ricardo Doi, P.E. of Pettitt-ECD, the District's Engineers; and Ms. Taylor Elliott, attorney and Ms. Genny Lutz, paralegal, each with Winstead PC, the District's Attorneys.

1. The meeting was called to order at 12:02 p.m.
2. Consideration was next given to public comment and communication. Hearing none, the Board closed the public comment session of the meeting.
3. Consideration was next given to the review and approval of the Minutes of the Board of Directors meeting held on March 13, 2026. Following a discussion, Director Rogers moved that the Board approve the minutes as presented. Director Dardano seconded said motion, which carried unanimously.
4. Consideration was next given to the review and approval of the Engineer's Report, a copy of which is attached hereto as Exhibit "A". Mr. Doi then reviewed the following pay applications and change orders with the Board and recommended ratification and approval of the following:

Tabor Ranch Phase 1 Improvements

Grading Improvements for Tabor Ranch Phase 1 (RPM xConstruction, LLC)

- (i) Pay Application No. 16 in the amount of \$202,816.66; and
- (ii) Pay Application No. 17 in the amount of \$248,144.82.

Tabor Ranch Offsite Improvements

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

Pay Application No. 12 in the amount of \$331,877.86;

Water Supply Plant (Felix Construction)

Pay Application No. 10 in the amount of \$239,101.48.

Enclave of Tabor Ranch Major Improvements

Paving Improvements

Ratify and approve award of bid for paving improvements to Chris Harp Construction, LLC in the amount of \$1,465,358.75.

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 Chris Harp Construction, LLC for the Enclave of Tabor Ranch. Director Dardano seconded said motion, which carried unanimously.

5. Consideration was next given to the review and approval of the Operator's Report, a copy of which is attached hereto as Exhibit "B". Ms. Vinsonhaler summarized the report and requested execution of an attestation form to complete the procedure for electronic payments from utility customers. Following a discussion, Director Rogers moved that the Board approve the Operator's Report. Director Dardano seconded said motion, which carried unanimously.

6. Consideration was next given to the Developer's Report. Mr. Jonathan Jobe provided an update on the following development and construction projects: (i) utility work is progressing within the Enclave of Tabor Ranch; (ii) the wastewater treatment plant is on schedule for completion; and (iii) home builders have expressed their interest in finalizing take-down schedules for construction. Following a discussion, Director Rogers moved that the Board approve the developer's report. Director Dardano seconded said motion, which carried unanimously.

7. Consideration was next given to the ratification and approval of a Contract with Waste Connections Lone Star, Inc., a copy of which is attached hereto as Exhibit "C". The Board noted the error on the agenda with respect to the name of the proposed service provider. Following a discussion, Director Rogers moved that the Board ratify and approve the HOA Solid Waste and Recycling Services Agreement with Waste Connections Lone Star, Inc. Director Dardano seconded said motion, which carried unanimously.

8. Consideration was next given to the review and approval of an amended rate order. Ms. Elliott discussed the matter with the Board, noting that additional review is needed to address district facilities charges. No formal action was taken by the Board.

9. Consideration was next given to the bookkeeper's report dated April 17, 2026, a copy of which is attached hereto as Exhibit "D". Ms. Tovery 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.

10. Consideration was next given to the operating budget for fiscal year ending February 28, 2027, and the adoption of a related Resolution, a copy of which is attached hereto as Exhibit "E". Ms. Tovery reviewed the draft operating budget with the Board. Following a discussion, Director Rogers moved that the Board approve the Draft Operating Budget and related Resolution. 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 12:19 p.m. until further call.

[Signature page follows]

APPROVED AND ADOPTED this 8th day of May, 2026.

TABOR RANCH MUNICIPAL UTILITY
DISTRICT OF DENTON COUNTY



Secretary, Board of Directors

