

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

THE STATE OF TEXAS §

COUNTY OF COLLIN §

COLLIN COUNTY MUNICIPAL UTILITY DISTRICT NO. 10 §

The Board of Directors (the “Board”) of Collin County Municipal Utility District No. 10 (the “District”) met in special session, open to the public, at 10003 Technology Blvd. W, Dallas, Texas 75220, outside the boundaries of the District, on April 13, 2026, and the roll was called of the members of the Board to-wit:

Brent Wall	President
Ashley Eckeberger	Vice President
Blake Gustafson	Secretary
Michael Hanschen	Assistant Secretary
Matthew Ledlie	Assistant Secretary

All members of the Board were present at the commencement of the meeting with the exception of Director Ledlie and Director Eckeberger, thus constituting a quorum. Also present were: Ms. Taylor Elliott, attorney, and Ms. Amy Bieber, paralegal, each of Winstead PC; Mr. Kyle Bradley, Mr. Justin Christ, Mr. Austin Wolfenberger, Mr. Shane Williams, Mr. Stephen Triplett, and Mr. James Haddock, developers of lands within the District; Ms. Wendy Randall of Dye & Toverly, LLC; and Mr. Todd Hensley of Kimley-Horn and Associates (“Engineer”).

The meeting was called to order at 12:03 p.m.

1. The Board opened the meeting to public communication or comment. Hearing none, Director Wall moved that the Board close the public comment section of the meeting. Director Gustafson seconded said motion, which carried unanimously.

2. The Board next reviewed the Minutes from the February 2, 2026, meeting of the Board of Directors. Following a discussion, and upon motion by Director Hanschen, seconded by Director Wall, and unanimously carried, the Board approved the minutes as presented.

3. Next, the Board acknowledged receipt of a letter signed by Ms. Amy Bieber, records manager for the District, attesting to the fact that Director Gustafson, Director Hanschen, and Director Ledlie have each filed their respective applications for a place on the ballot for the May 2, 2026, Directors Election, and no other applications have been received. A copy of such letter is attached hereto as Exhibit "A". Ms. Elliott noted that it would be appropriate at this time to cancel the Directors Election, and to declare Director Gustafson, Director Hanschen, and Director Ledlie elected for new four-year terms. Next, Ms. Elliott discussed the provisions of an Order Declaring Unopposed Candidates Elected and Canceling Directors Election with the Board, a copy of which is attached hereto as Exhibit "B". Following a discussion, Director Hanschen moved that the Board

adopt said Order as presented and declare the unopposed candidates elected. Director Wall seconded said motion, which carried unanimously.

4. The Board next considered granting tax exemptions within the District. Following a discussion, the Board declined to take action with regard to tax exemptions.

5. The Board next recognized Mr. Wolfenberger, who updated the Board with regard to proposed development within the District, reporting that homebuilding is nearing completion in Arbor South was 15-20 sales per month, and both Arbor Lakes Phase 2A and the Lakeside at Arbor Trails development will be ready for groundbreaking soon. No formal action was taken by the Board.

6. The Board next recognized Mr. Hensley, who presented to and reviewed with the Board an engineering report dated April 13, 2026, a copy of which is attached hereto as Exhibit "C", and updated the Board with regard to engineering matters within the District. Next, Mr. Hensley presented to the Board bids received for improvements projects in Arbor Lakes Phase 2A and recommended award of such contracts to the lowest qualified bidders as follows:

- Grading improvements for Arbor Lakes Phase 2A to Obra Ramos Excavation, Inc. ("Ramos"), in the base bid amount of \$574,955.00.
- Water, wastewater, and storm drainage improvements for Arbor Lakes Phase 2A to EIII Underground, LLC ("EIII"), in the base bid amount of \$999,786.05.
- Paving improvements for Arbor Lakes Phase 2A to Gilco Contracting, Inc. ("Gilco"), in the base bid amount of \$607,806.55.

Next, Mr. Hensley recommended that the Board approve following pay applications and change order:

- Pay Application No. 6 in the amount of \$145,226.74 from EIII under the water, wastewater, and storm drainage improvements contract for Arbor Lakes Phase 1A.
- Pay Application No. 1 in the amount of \$1,063,674.00 from Mario Sinacola & Sons Excavating, Inc. ("Sinacola"), under the paving improvements contract for Arbor Lakes Phase 1A.
- Change Order No. 1 in the amount of \$13,630.00 from Sinacola under the paving improvements contract for Arbor Lakes Phase 1A.

Following a discussion, Director Wall moved that the Board (i) award the grading improvements contract for Arbor Lakes Phase 2A to Ramos as recommended by the District's Engineer; (ii) award the water, wastewater, and storm drainage improvements contract for Arbor Lakes Phase 2A to EIII as recommended by the District's Engineer; (iii) award the paving improvements contract for Arbor Lakes Phase 2A to Gilco as recommended by the District's Engineer; (iv) approve all pay applications and the change order as recommended by the District's Engineer; and (v) approve the Engineer's report as presented. Director Gustafson seconded said motion, which carried unanimously.

7. The Board next recognized Ms. Randall, who presented to and reviewed with the Board a bookkeeping report dated April 13, 2026, a copy of which is attached hereto as Exhibit "D". Following a discussion, Director Wall moved that the Board (i) approve the bookkeeping report; (ii) authorize the payment of bills listed thereon; and (iii) approve the investment of funds as recommended by the District's Bookkeeper. Director Gustafson seconded said motion, which carried unanimously.

There being no further business to conduct, Director Wall moved that the meeting be adjourned at 12:16 p.m. Director Hanschen seconded said motion, which carried unanimously. The Board adjourned until further call.

[Signature page follows]

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





Blake Gustafson, Secretary
Board of Directors
Collin County Municipal Utility District No. 10