

MINUTES OF THE MEETING
OF THE
BOARD OF DIRECTORS

THE STATE OF TEXAS §
COUNTY OF DENTON §
SMILEY ROAD WATER CONTROL AND IMPROVEMENT DISTRICT NO. 2 §

The Board of Directors (the "Board") of Smiley Road Water Control and Improvement District No. 2 (also sometimes referred to herein as the "District") met in special session, open to the public, at 2595 Dallas Parkway, Suite 101, Frisco, Texas 75034, an office outside the boundaries of the District, on Tuesday, April 21, 2026, at 8:15 a.m., and the roll was called of the members of the Board to-wit:

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Julie Fernandez	President
Linda Baker	Vice President
Britt Dean	Secretary
Lawrence A. Cates	Assistant Secretary
Vacant	Assistant Secretary

All members of the Board were present at the commencement of the meeting. Also present were Mr. Scott Norris of Land Advisors, Ltd.; Mr. Jason Frey, P.E. and Mr. Adam Claycombe, P.E. of BGE, Inc.; Ms. Brandi Galindo of Dye & Toverly, LLC, the District's Bookkeeper; Mr. Ross Martin, attorney, and Ms. Genny Lutzell, paralegal, of Winstead PC.

1. Call to Order. The meeting was called to order at 8:22 a.m., and evidence was presented that public notice of such meeting had been given as required by law.

2. Public Comments and Communications. After noting that there were no members of the public present at the meeting, Director Cates moved that the Board close the public comment session of the agenda. Director Dean seconded said motion, which carried unanimously.

3. Minutes of March 17, 2026 Board Meeting. Following a discussion, Director Dean moved that the Board approve the Minutes of the March 17, 2026 Board of Directors meeting, as presented. Director Cates seconded said motion, which carried unanimously.

4. Engineer's Report. Mr. Frey next reviewed the Engineer's Report prepared by BGE, a copy of which is attached hereto as Exhibit "A". He then reviewed the status of construction projects within the districts to include the Green Meadows Five Infrastructure Project, Subdivision Projects (Tracts 3A, 3B, 4, 5, 6A, 7, 8, 9, 10 and 11).

The Board next reviewed the bid tabulation for improvements for Green Meadows Tract 4A. Mr. Frey stated that BGE recommends the award to the most qualified bidder, Gilco Contracting, Inc., for a contract totaling \$2,254,006.05.

The following pay applications were then reviewed by the Board:

- Green Meadows Tract 3A and Carey Road Phase 2 Earthwork Improvements
Pay Application No. 5 - \$40,311.00 from De Leon Excavating, LLC;
Pay Application No. 7 - \$304,573.55 from RPM xConstruction, LLC;
- Green Meadows Five Infrastructure Projects, Improvements
Pay Application No. 19 - \$643,682.14 from Mario Sinacola & Sons Excavating, Inc.
- Green Meadows Master Infrastructure Hardscape Improvements
Pay Application No. 1 - \$82,971.73 from Waterton Construction Group, LLC
Pay Application No. 1 - \$61,213.22 from Superscapes, Inc.
- Green Meadows Tract 4A, Earthwork Improvements
Pay Application No. 2 - \$290,508.44
- Green Meadows Tract 5 Paving Improvements
Pay Application No. 6 - \$1,302,884.03
- Green Meadows Tract 9A Utility Improvements
Pay Application No. 2 - \$1,019,760.30
- Green Meadows Tract 7 and 8, Phase 1 Utility Improvements
Pay Application No. 6 - \$1,206,477.94
- Green Meadows Tract Infrastructure Hardscape Improvements
Change Order No. 1 – (\$219,778.12) from Waterton Construction Group, LLC (deduction for a concrete sidewalk and ramps which were previously installed). The \$6,288.00 increase is for vegetation clearing and haul off for construction of the playground.

- Green Meadows Tract 5 Utility Improvements
Change Order No. 2 - \$5,196.86 for installation of a gate valve, manhole riser and mobilization.
- Green Meadows Tract 3A and Carey Road, Paving Improvements
Change Order No. 5 – (\$29,355.00) to update paving transition from asphalt to flexbase, removal of one barricade and one 2” conduit.
- Green Meadows Tract Infrastructure Landscape and Irrigation Improvements
Change Order No. 1 – (\$5,282.10) to correct math in original contract with Superscapes, Inc.

Mr. Frey provided a summary of recent conversations with the City of Celina Public Works department regarding ongoing maintenance plans for the District’s retention and detention areas. These discussions focused on clarifying the responsibilities and procedures for maintaining these facilities. Mr. Frey addressed the steps necessary to evaluate whether the District should pursue obtaining a storm system permit (MS4 permit). Mr. Martin recommended that the Board authorize District counsel to review the maintenance agreement to determine next steps, and if required, authorize consultants to proceed with application for a separate MS4 permit.

Following a discussion, Director Dean moved that the Board (i) accept the Engineer's Report; (ii) award the construction contract listed thereon as recommended by BGE; (iii) approve all pay applications and change orders as presented; and (iv) authorize District Consultants to proceed with finalizing the maintenance agreement for Green Meadows Tract 4A stormwater detention system, and to evaluate the need for the District to apply for a MS4 permit. Director Cates seconded said motion, which carried unanimously.


5. Developer's Report. Builders are working to finalize lots to meet the slight uptick in market demand. The Board also viewed drone camera footage of construction projects currently underway within the District. No formal action was taken by the Board.

6. Bookkeeper's Report. Ms. Galindo presented to and reviewed with the Board copies of a Bookkeeper's Report, a copy of which is attached hereto as Exhibit “B”. Next, the Following a discussion, Director Cates moved that the Board: (i) approve the Bookkeeper's Report as presented; and (ii) authorize payment of bills presented by checks drawn on the District's accounts as listed thereon. Director Baker seconded said motion, which carried unanimously.

7. Resolution adopting Operating Budget for fiscal year ending April 30, 2027. Ms. Galindo presented to and reviewed the draft operating budget with the Board. Following a discussion, Director Baker moved that the Board approve the Operating Budget and related Resolution as presented, a copy of which is attached hereto as Exhibit “C”. Director Dean seconded said motion. which carried unanimously.

There being no further business to conduct, Director Cates moved that the meeting be adjourned at 9:04 a.m. Director Baker seconded said motion, which carried unanimously. The Board adjourned until further call.

APPROVED AND ADOPTED this 19th day of May, 2026.



Secretary

